HUNTERS®

HERE TO GET *you* THERE



Marine Crescent

Wordsley, DY8 4XP

3 1 1

Council Tax: B





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£260,000





Front of the Property
To the front of the property is a block paved driveway, up and over door to the garage and door to the hall.

Hall
With a door leading from the front, laminate flooring and door to the lounge.

Lounge
15'1" x 11'1" (4.6 x 3.4)
With a door leading from the hall, electric fire with surround, double glazed window to the front, built in hidden storage under the stairs, stairs to the first floor, laminate flooring, door to the kitchen and a central heating radiator.

Kitchen Dining Room
15'1" x 11'1" (4.6 x 3.4)
With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, electric oven and gas hob with extractor above, plumbing for a washing machine and dishwasher, space for a fridge/freezer, tiled flooring, double glazed doors to the garden, double glazed window to the rear, open to useful utility space and a central heating radiator.

Landing
With stairs leading from the lounge, doors to rooms and loft access with boarded loft space.

Bedroom One
11'5" x 8'10" (3.5 x 2.7)
With a door leading from the landing, double glazed window to the front, laminate flooring and a central heating radiator.

Bedroom Two
11'5" x 8'10" (3.5 x 2.7)
With a door leading from the landing, double glazed window to the rear, laminate flooring and a central heating radiator.

Bedroom Three
6'6" x 5'10" (2 x 1.8)
With a door leading from the landing, double glazed window to the front, laminate flooring and a central heating radiator.

Bathroom
With a door leading from the landing, bath with shower over, WC, wash hand basin, tiled walls, recessed spotlights, chrome heated towel rail and a double glazed window to the rear.

Garden
With access via doors from the kitchen this garden has a patio area with lawn beyond bordered with shrubs and a double glazed door leading to the garage.

Tandem Garage
24'3" x 7'10" (7.4 x 2.4)
With an up and over leading from the front, power, lighting, boiler, double glazed window and door leading to the garden.

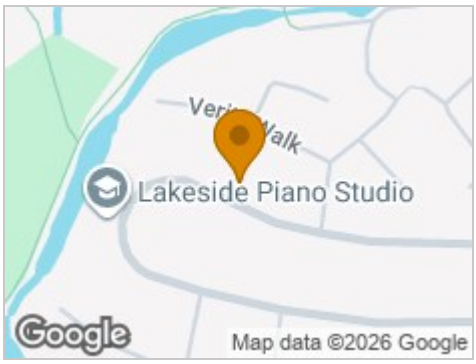








Road Map



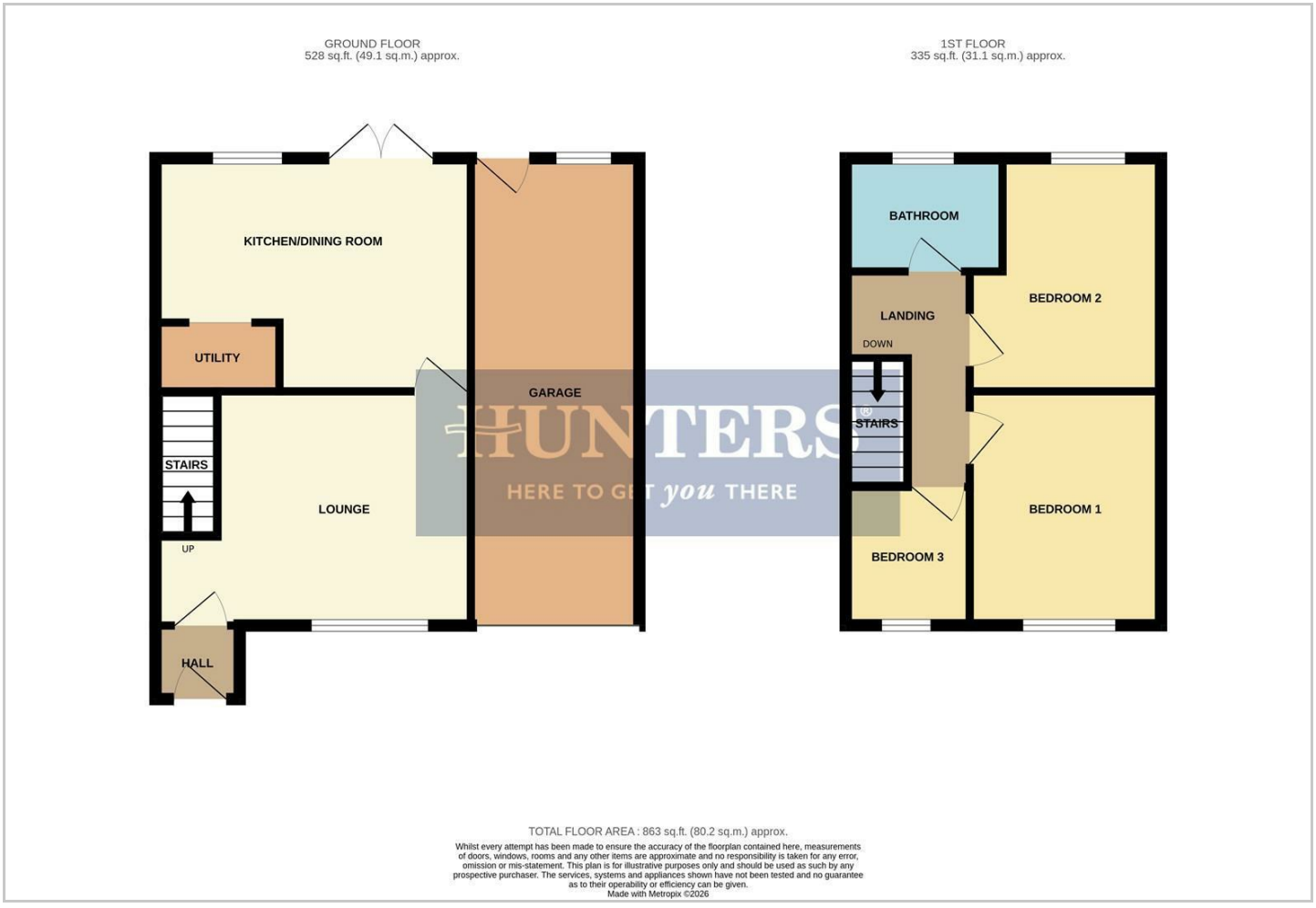
Hybrid Map



Terrain Map

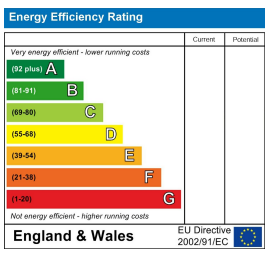


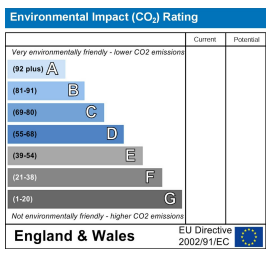
Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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