

# HUNTERS®

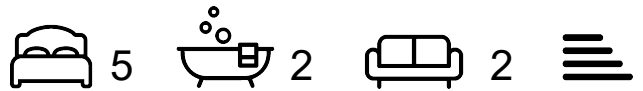
HERE TO GET *you* THERE



## York Crescent

Stourbridge, DY8 4RT

£400,000



Council Tax: C



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## Front Of The Property

To the front of the property there is a block paved driveway leading to garage and EV charging point.

## Entrance Hall

With a double glazed door leading from the front, double glazed window to front, stairs to the first floor landing, doors to various rooms, under stairs storage cupboard and a central heating radiator.

## Lounge

11'4" x 15'5" (3.45 x 4.7)

With a door leading from the entrance hall, double glazed bay window to front, gas fire with decorative surround and a central heating radiator.

## Kitchen Family Room

21'9" x 16'9" (6.63 x 5.12)

With a door leading from the entrance hall, fitted with a range of modern wall and base units, work surfaces with tiled splashback, inset sink, space for range cooker, extractor fan above, integrated fridge, freezer and dishwasher, breakfast bar with island, double glazed window to rear, double glazed bi fold doors to rear, ceiling lantern window, opening to dining/lounge area with recessed spotlights, door to utility and a central heating radiator.

## Utility

7'3" x 4'4" (2.21 x 1.33)

With a door from the kitchen, fitted wall and base units, plumbing for washing machine, space for tumble dryer, double glazed door to rear and a vertical central heating radiator.

## Landing

With stairs leading from the entrance hall, double glazed window to side, stairs to the second floor landing and doors to various rooms.

## Bedroom One

10'10" x 15'7" (3.3 x 4.75)

With a door leading from the landing, double glazed bay window to front, fitted wardrobes and a central heating radiator.

## Bedroom Two

10'10" x 12'0" (3.3 x 3.66)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bedroom Five/Study

5'11" x 6'7" (1.8 x 2.01)

With a door leading from the landing, double glazed window to front and a central heating radiator.

### Bathroom

With a door leading from the landing, double glazed window to rear, bath, separate shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, extractor fan and a chrome heated towel rail.

### Second Floor Landing

With stairs leading from the first floor landing, double glazed window to side and doors to various rooms.

### Bedroom Three

7'7" x 13'8" (2.31 x 4.17)

With a door leading from the landing, built in wardrobes, two skylight windows to front and a central heating radiator.

### Bedroom Four

9'6" x 11'2" (2.9 x 3.4)

With a door leading from the landing, recessed spotlights, double glazed window to rear and a central heating radiator.

### Shower Room

With a door leading from the landing, shower cubicle, WC, wash hand basin, double glazed window to rear, recessed spotlights, extractor fan and a chrome heated towel rail.

### Garden

With access from the kitchen via bi fold doors to a good size patio area leading to lawn, shrub borders, garden shed to rear and access to the rear of the garage.

### Garage

8'7" x 18'2" (2.62 x 5.54)

With a garage door to front, wall mounted boiler, door to rear, power and light.



A map snippet from Google Maps showing a street intersection. A red pin is placed on a street labeled 'Kingsway'. Another street, 'York Cres', branches off to the right. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.



Google Maps / Landsat / Copernicus / Maxar Technologies

**GROUND FLOOR**

KITCHEN/DINING/FAMILY ROOM

UTILITY ROOM

CUPBOARD

GARAGE

UP

STORM PORCH

LOUNGE

**1ST FLOOR**

BATHROOM

DOWN

STAIRS

LANDING

BEDROOM 2

BEDROOM 1

BEDROOM 5

**2ND FLOOR**

SHOWER ROOM

LANDING

DOWN

STAIRS

WARDROBE

BEDROOM 4

BEDROOM 3

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC

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.