

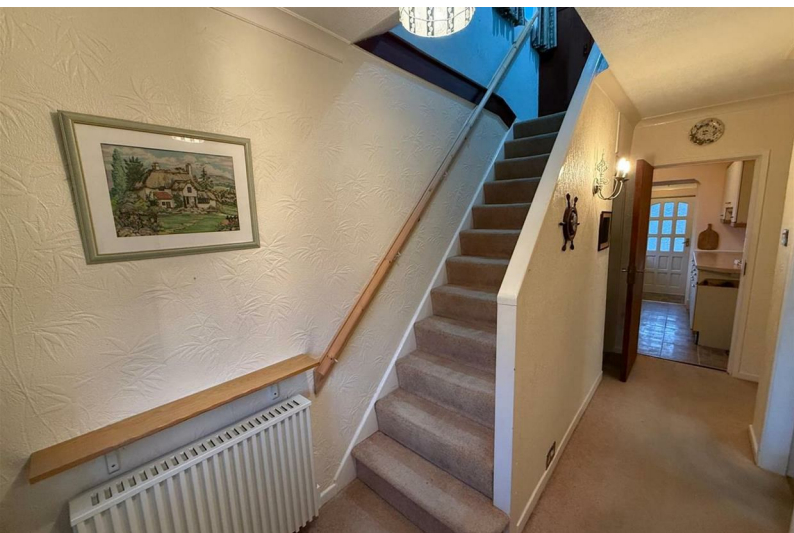
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## York Crescent

Wollaston, Stourbridge, DY8 4RT



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£250,000



## Front of The Property

To the front of the property there is a driveway with mature foregarden, up and over door to garage and door to porch.

## Porch

With a door leading from the front of the property, windows to side and further door to entrance hall.

## Entrance Hall

With a door leading from porch, stairs to first floor landing with storage cupboard, doors to various rooms, wall lights and wall mounted electric heater.

## Lounge

14'9" x 11'1" max (4.5 x 3.4 max)

With a door leading from entrance hall, feature fire place with gas fire, space for seating, double glazed bay window to front and wall mounted electric heater.

## Dining Room

11'5" x 11'1" (3.5 x 3.4)

With a door leading from entrance hall, feature fire place with electric fire, wall lights and double glazed windows and door to rear.

## Kitchen

7'10" x 6'6" (2.4 x 2)

With a door leading from entrance hall and open to utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, space for oven and double glazed window to side.

## Utility

Open from kitchen and door leading to garden room, worksurface with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, double glazed window to side and window and door to garden room.

## Garden Room

With a door leading from utility, space for seating, double glazed windows and door to rear.

## Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard and loft access.

## Bedroom One

14'9" x 11'1" max (4.5 x 3.4 max )

With a door leading from landing and double glazed bay window to front.

## Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

With a door leading from landing and double glazed window to rear.

## Bedroom Three

6'6" x 7'6" max (2 x 2.3 max)

With a door leading from landing and double glazed window to front.

## Bathroom

With a door leading from landing, bath with shower attachment, WC, wash hand basin, part tiled walls and double glazed window to rear.

## Garage

With up and over door leading from the front of the property, useful storage space, further door and window to rear.

## Garden

With double glazed doors leading from garden and dining room, patio seating, decorative chipping stones, well maintained lawn, two sheds and outside tap.



## Road Map



## Hybrid Map



## Terrain Map



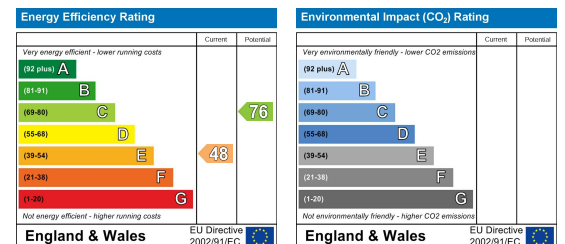
## Floor Plan



## Viewing

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.