

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Court Crescent

Kingswinford, DY6 9RJ

£295,000



# 25 Court Crescent

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## Front of the Property

With a tarmac driveway, steps leading to a double glazed door to front, gated side access, outdoor tap and up and over door to garage.

## Entrance Hall

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

## Kitchen

8'8" x 7'8" (2.66 x 2.34)

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces over with tiled splash back, one and a half bowl sink and drainer, plumbing for washing machine, integrated oven, induction hob with stainless steel cooker hood above, integrated fridge and freezer, double glazed door to garden, double glazed window to rear and a heated towel rail.

## Lounge Dining Room

22'8" max x 10'9" max (6.93 max x 3.29 max)

With a door leading from the entrance hall, gas fire with decorative surround, double glazed bay window to front, opening to dining area, double glazed sliding door to conservatory and two central heating radiators.

## Conservatory

9'6" x 8'11" (2.91 x 2.72)

With a double glazed sliding door leading from the dining area, double glazed windows to side and rear, double glazed french doors to garden and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, storage cupboard, loft access and double glazed window to side.

## Bedroom One

13'5" x 10'7" (4.11 x 3.23)

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

### Bedroom Two

11'10" x 10'9" (3.63 x 3.3 )

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

### Bedroom Three

8'9" x 8'9" (2.68 x 2.68)

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

### Bathroom

6'7" x 6'8" (2.03 x 2.05)

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

### Garden

With doors leading from the conservatory and kitchen, patio area, lawn beyond with mature shrub borders and decorative chipping stones, gated side access, outdoor tap, shed and door to garage.

### Garage

21'4" x 9'3" (6.52 x 2.84)

With an up and over door to front, power and light and door to garden.



## Road Map



## Hybrid Map



## Terrain Map



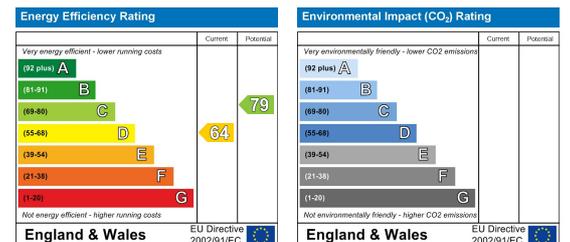
## Floor Plan



## 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.