

# HUNTERS®

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Elgar Crescent

Brierley Hill, DY5 4JJ



# 39 Elgar Crescent

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£375,000



## Front Of The Property

With a tarmacadam driveway, up and over door leading to garage, a double glazed composite door to the entrance hall and gated side access.

## Entrance Hall

With a double glazed composite door to front, stairs to the first floor landing, doors to rooms and a central heating radiator.

## Cloakroom

With door leading from the entrance hall, WC, wash hand basin and tiled splashback.

## Lounge

12'7 x 18'9 (3.84m x 5.72m)

With door leading from the entrance hall and to kitchen/diner, fireplace, double glazed bay windows to front and a central heating radiator.

## Kitchen Diner

20 x 9'56 (6.10m x 2.74m)

With door leading from the lounge and opening to the utility, fitted with a range of modern wall and base units, work surfaces, one and a half stainless steel sink and drainer, tiled splashback, integrated oven, cooker hood above, dishwasher, fridge and freezer, breakfast bar, recessed spotlights, under cabinet lighting, laminate floor, double glazed windows to rear, double glazed patio doors to conservatory, central heating column radiator and an additional central heating radiator.

## Utility

7'5 x 4'79 (2.26m x 1.22m)

Opening from the kitchen diner, fitted with a range of modern wall and base units, recessed spotlights and door to the garage.

## Conservatory

9'37 x 10'37 (2.74m x 3.05m)

With double glazed patio doors leading from the kitchen diner, tiled floor, ceiling fan and double glazed french doors to the garden.

## Landing

With stairs leading from the entrance hall, doors to rooms and loft access.

## Bedroom One

12'53 x 9'67 (3.66m x 2.74m)

With door leading from the landing, built in wardrobe, door to en-suite, double glazed window to front and central heating radiator.

## En-Suite

With door leading from bedroom one, tiled floor, WC, wash hand basin set into vanity unit, tiled splashback, shower cubicle, recessed spotlights and a chrome heated towel rail.

## Bathroom

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

## Bedroom Two

10'90 x 9'7 (3.05m x 2.92m)

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

## Bedroom Three

10'90 x 9'72 (3.05m x 2.74m)

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

## Bedroom Four

10'19 x 6'77 (3.05m x 1.83m)

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

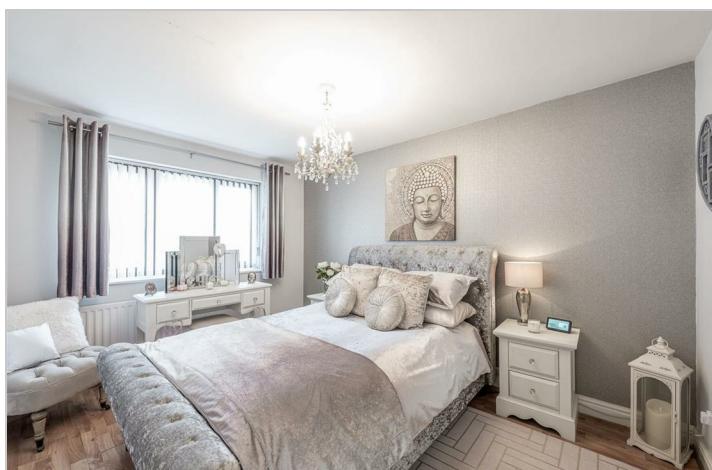
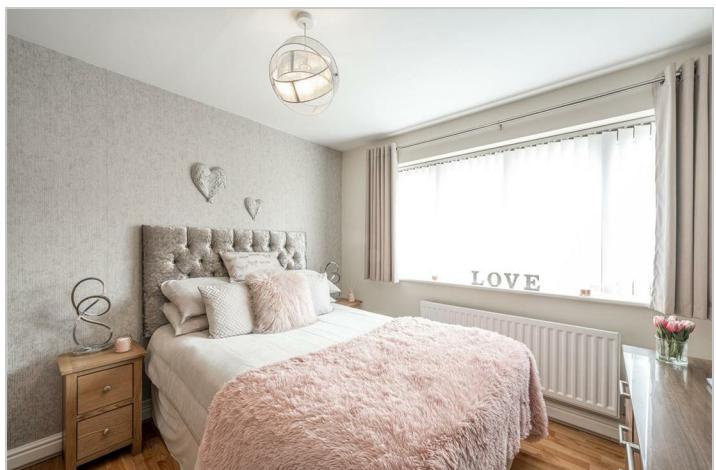
## Garage

29'81 x 7'86 (8.84m x 2.13m)

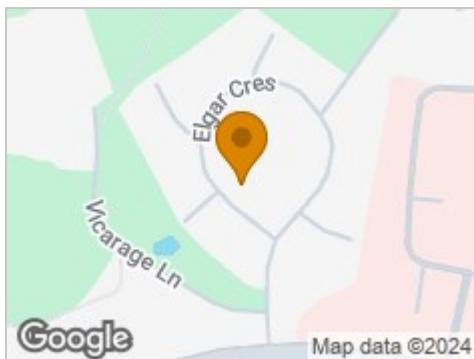
With an up and over door to front, double glazed window to rear and a double glazed door to garden.

## Garden

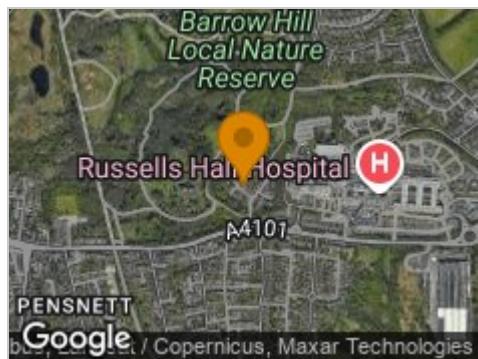
With double glazed french doors from the conservatory, garage access, patio area with garden lights, steps up to lawn with shrub borders, further seating area and garden shed.



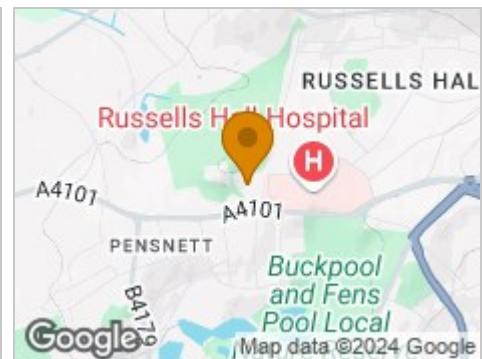
## Road Map



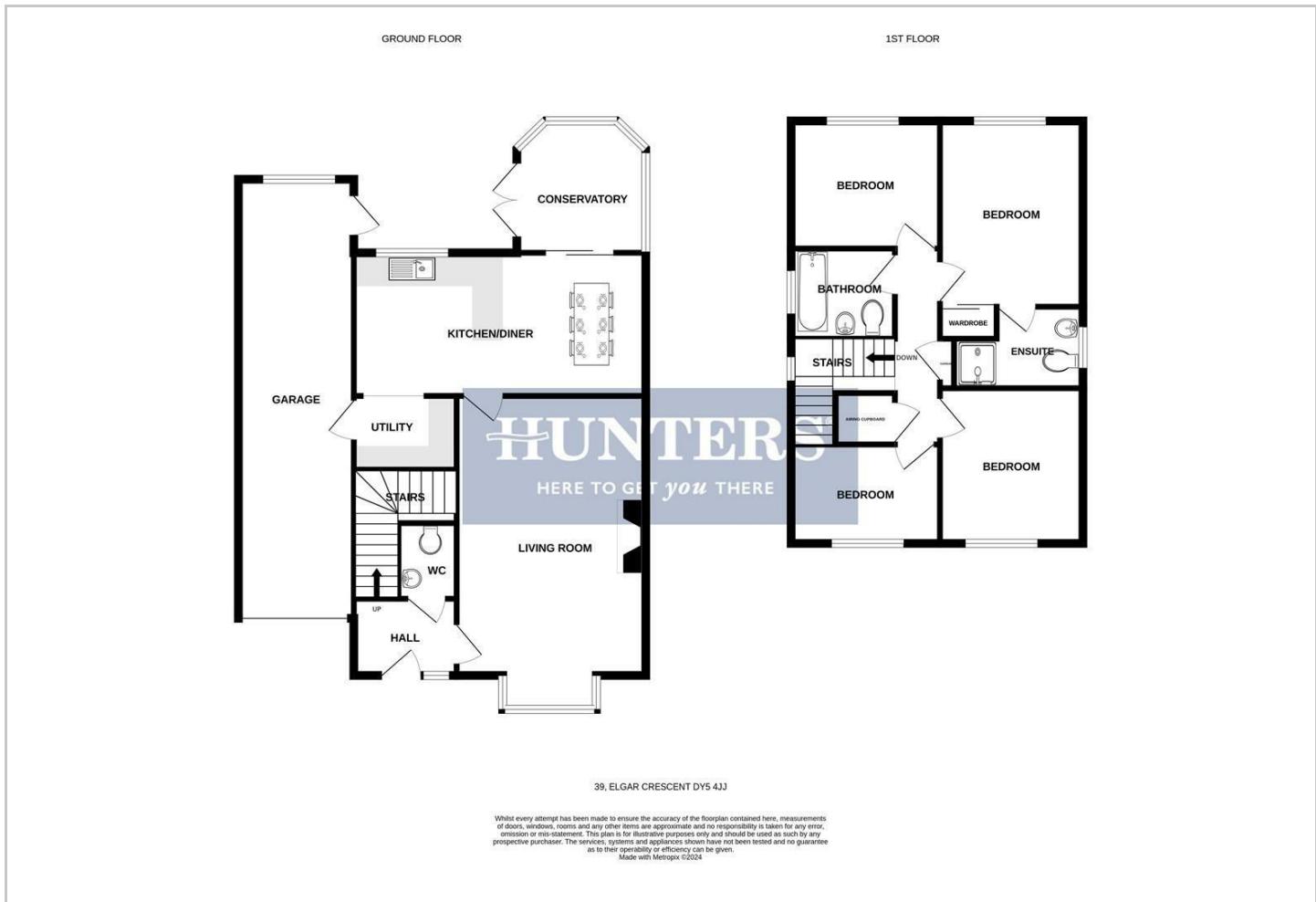
## Hybrid Map



## Terrain Map



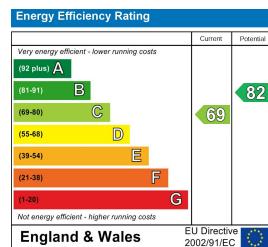
## Floor Plan



## 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.