

HUNTERS®

HERE TO GET *you* THERE



Chelford Crescent

Kingswinford, DY6 8PB

£279,950



Council Tax: B



45 Chelford Crescent

Kingswinford, DY6 8PB

£279,950



Front of the Property

To the front of the property there is a block paved driveway with slate border, double glazed door leading to the entrance hall and an electric roller shutter door leading to the garage.

Entrance Hall

With a double glazed door leading from the side, double glazed windows to front and side, stairs leading to the first floor landing, door to lounge, storage cupboard and a central heating radiator.

Lounge

10'6" x 11'6" (3.2 x 3.5)

With a door leading from the entrance hall and open to the dining room, laminate flooring, double glazed window to front and electric fire.

Dining Room

8'10" x 8'10" (2.7 x 2.7)

Open from the lounge and open to the kitchen, double glazed doors to rear, laminate flooring and a central heating radiator.

Kitchen

8'6" x 9'10" (2.59 x 3)

Open from the dining room, fitted with a range of wall and base units, work surfaces with tiled splash back, double glazed window to rear, one and a half stainless steel sink and drainer, electric hob and oven, stainless steel cooker hood, breakfast bar, door to utility and a central heating radiator.

Utility Room

7'10" x 9'10" (2.4 x 3)

With a door leading from the kitchen, fitted with wall and base units, work surfaces with tiled splash

back, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled floor, double doors to the garage, double glazed door to rear, recessed spotlights, double glazed window to rear and a central heating radiator.

Landing

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

Bedroom One

10'6" x 11'2" (3.2 x 3.4)

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

Bedroom Two

9'10" x 10'2" (3 x 3.1)

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

Bedroom Three

5'7" x 6'3" (1.7 x 1.9)

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 this modern fitted bathroom has bath with shower over, WC, wash hand basin, extractor fan, recessed spotlights, part tiled walls, double glazed window to the rear and a chrome heated towel rail.

Garden

With double glazed doors from the dining room and a further double glazed door from the utility room this

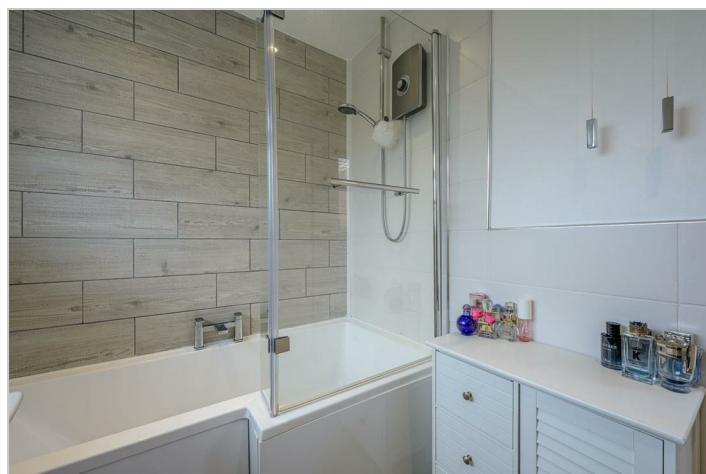
Tel: 01384 443331

low maintenance private rear garden has a patio area and lawn beyond with a shrub border to the rear.

Garage

8'2" x 13'5" (2.5 x 4.1)

With an electric roller door to front, power, light, storage cupboard and double doors to the utility room.



A map snippet from Google Maps showing a location in the Canary Islands. An orange location pin is placed on a road labeled 'Chelva Cres'. The map includes a blue line representing a coastline or river and a grey line representing a road. The Google logo and 'Map data ©2025' are visible at the bottom.

bus, Landsat / Copernicus, Maxar Technologies

A map snippet from Google Maps showing a location marked with an orange pin. The map includes labels for 'Stream Rd', 'High St', 'BROCKMOOR', 'Leys Rd', and 'WORDSLEY'. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR:

- UTILITY ROOM:** Located at the top left, adjacent to the kitchen/diner.
- KITCHEN/DINER:** Located at the top right, featuring a bay window.
- GARAGE:** A large room on the left side, accessible from the entrance hall.
- ENTRANCE HALL:** The central entry point, featuring a front door and stairs leading up.
- STAIRS:** A set of stairs with an upward arrow, located between the garage and the kitchen/diner.
- CUPBOARD:** A small storage area located between the kitchen/diner and the stairs.
- LOUNGE:** A large room at the bottom right, partially obscured by the 'HUNTERS' watermark.

1ST FLOOR:

- BEDROOM 1:** A large bedroom on the right side, featuring a bay window.
- BEDROOM 2:** A bedroom located above Bedroom 1.
- BEDROOM 3:** A bedroom located on the left side of the first floor, adjacent to the stairs.
- BATHROOM:** Located at the top left of the first floor, adjacent to Bedroom 2.
- LANDING:** A central area with stairs leading down to the ground floor.
- CUPBOARD:** A small storage area located between the landing and Bedroom 1.

A large, semi-transparent watermark for 'HUNTERS' is overlaid across the center of the plan, with the tagline 'HERE TO GET you THERE' below it.

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.
Made with Metropix ©2021

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 Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

11a St Johns Road, Stourbridge, DY8 1EJ
Tel: 01384 443331 Email: stourbridge@hunters.com <https://www.hunters.com>