

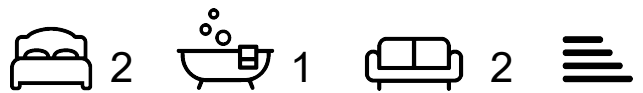
# HUNTERS®

HERE TO GET *you* THERE



## Marine Crescent

Wordsley, DY8 4XR



Council Tax: B





# Marine Crescent

Wordsley, DY8 4XR

£230,000



## Front of the Property

There is a block paved driveway, gated entry with side access and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, loft access and a central heating radiator.

## Lounge

17'0" x 9'2" (5.2m x 2.8m)

With a door leading from the entrance hall, electric fire, double glazed sliding doors to conservatory, opening to kitchen and a central heating radiator.

## Kitchen

10'5" x 7'2" (3.2m x 2.2m)

With an opening leading from the lounge, a range of wall and base units, one and a half stainless steel sink drainer, tiled splashback, plumbing for washing machine, oven, gas hob with vent above, double glazed window to side, double glazed door to garden and a central heating radiator.

## Conservatory

6'2" x 9'2" (1.9m x 2.8m)

With a sliding door leading from the lounge, ceiling fan and door to garden.

## Bedroom One

10'5" x 8'6" (3.2m x 2.6m)

With a door leading from the entrance hall, built in wardrobes, double glazed window to front and a central heating radiator.

## Bedroom Two

9'6" x 7'6" (2.9m x 2.3m)

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

## Bathroom

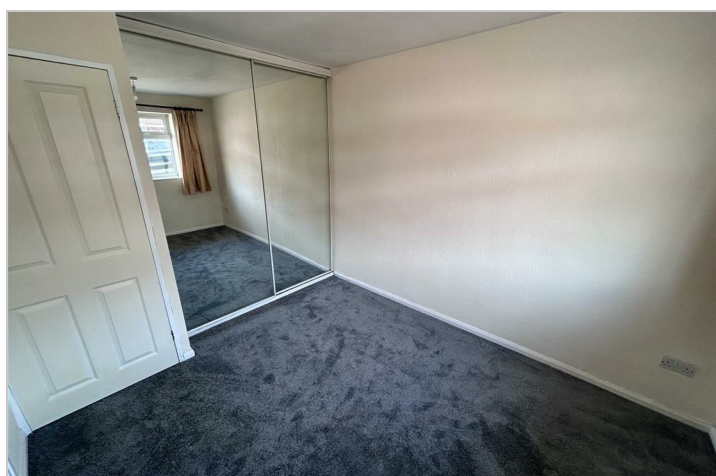
5'2" x 6'10" (1.6m x 2.1m)

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, tiled splashback, walk in shower, double glazed window to side and a central heating radiator.

## Garden

Tel: 01384 443331

With a double glazed door leading from the kitchen, block paved patio, storage shed, shrubbed borders, decorative chipping stones and gated side access.



Road Map



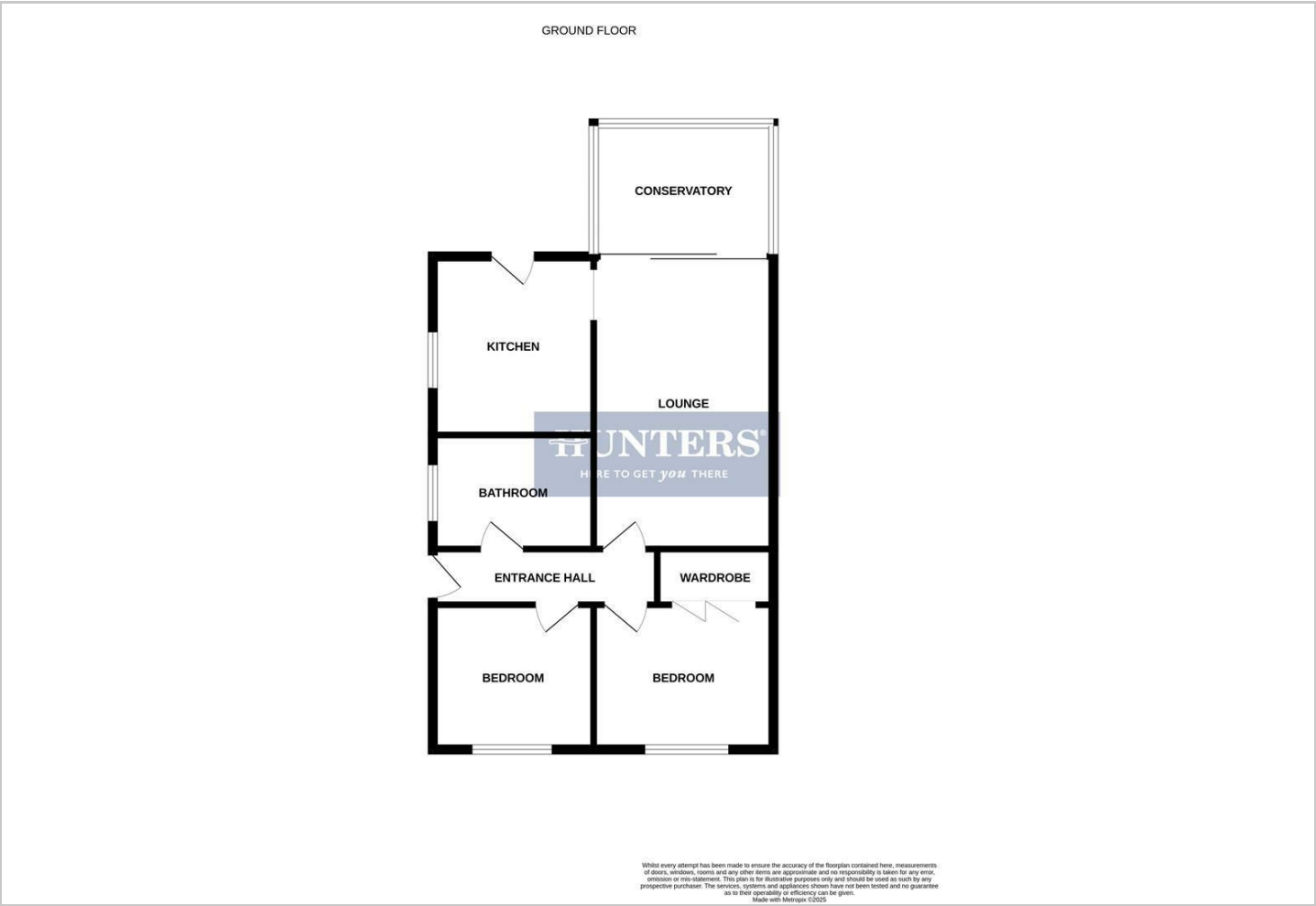
Hybrid Map



Terrain Map



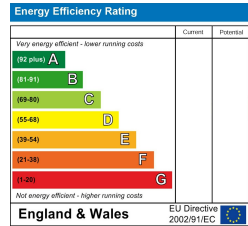
Floor Plan



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.