

# HUNTERS®

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## Ploverdale Crescent

Kingswinford, DY6 8XU



Council Tax: D



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£400,000



## Front of the Property

With a block paved driveway to front with lawn to the side, canopy with recessed spotlights, security light, door to the entrance hall, double doors to the garage and gated side access.

## Entrance Hall

With a double glazed door to front, doors leading to various rooms, stairs to the first floor, laminate flooring and a central heating radiator.

## Lounge

17'4" into bay x 11'1" (5.3 into bay x 3.4)

With a door leading from the entrance hall, electric fire with marble surround, door leading to dining room, double glazed bay window to front and a central heating radiator.

## Dining Room

9'6" x 8'6" (2.9 x 2.6)

With a door leading from the lounge, double doors leading to the conservatory and a central heating radiator.

## Conservatory

10'2" x 8'6" (3.1 x 2.6)

With double doors leading from the dining room, tiled floor, double glazed windows to side and rear, double glazed doors to garden and two central heating radiators.

## Kitchen

12'1" x 8'10" (3.7 x 2.7)

With a door leading from the entrance hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, space for range cooker with stainless steel cooker hood above, integrated dishwasher and fridge, tiled floor, storage cupboard, double glazed window to rear, door leading to utility room and a central heating radiator.

## Utility Room

6'2" x 7'6" (1.9 x 2.3)

With a door leading from the kitchen, tiled floor, work surfaces with tiled splash back and cupboards above, plumbing for washing machine, space for tumble dryer, doors to the WC and garage and double glazed doors to garden.

## WC

With a door leading from the utility, tiled floor, WC, wash hand basin, double glazed window to side and a central heating radiator.

## Garage

17'8" x 7'10" (5.4 x 2.4 )

With double doors to front, door to utility room, power and lighting.

## Landing

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

Tel: 01384 443331

### Bedroom One

12'5" x 11'5" (3.8 x 3.5)

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

### En Suite

5'2" x 4'11" (1.6 x 1.5)

With a door leading from the bedroom one this modern fitted en suite has a shower cubicle, tiled flooring and walls, WC, wash hand basin, recessed spotlights, double glazed window to the front, shaver point and a chrome heated towel rail.

### Bedroom Two

15'8" x 9'2" (4.8 x 2.8)

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

### Bedroom Three

15'8" x 8'2" (4.8 x 2.5)

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

### Bedroom Four

10'5" x 9'2" (3.2 x 2.8)

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

### Shower Room

With a door leading from the landing this modern fitted shower room has a shower cubicle, WC, wash hand basin, tiled walls and flooring, chrome heated towel rail, double glazed window to the side, shaver point and recessed spotlights.

### Garden

With doors leading from the conservatory and utility room, this private rear garden has a patio area with lawn beyond which is bordered with mature shrubs and plants, gated side access, outdoor power points, two outdoor taps and security lighting.



### Road Map



### Hybrid Map



### Terrain Map

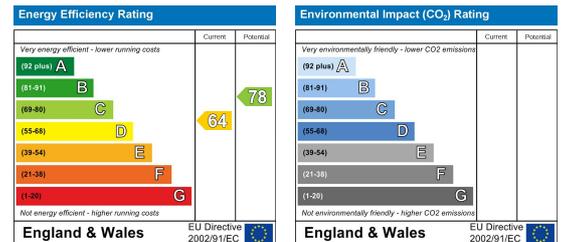


### Floor Plan



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.