

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Court Crescent**  
Kingswinford, DY6 9RL

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Council Tax: C



# Court Crescent

Kingswinford, DY6 9RL

£279,995



## Front of the Property

To to the front of the property is a paved driveway with lawn to the side bordered with shrubs, door to the porch and the driveway leads down to the side of the property to the garage and gated side access.

## Porch

With a double glazed composite door leading from the front of the property, double glazed window to the side, door to the hall and tiled flooring.

## Hall

With a door leading from the porch, stairs to the first floor, doors to various rooms, useful storage cupboard and a central heating radiator.

## Cloakroom

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

## Lounge

12'9" x 12'9" (3.9 x 3.9)

With a door leading from the hall, double glazed window to the front, gas fire with decorative surround and a central heating radiator.

## Dining Room

11'9" x 10'9" (3.6 x 3.3)

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

## Kitchen

11'9" x 8'6" (3.6 x 2.6)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for a cooker and fridge, plumbing for a washing machine, double glazed window and stable door leading to the rear garden and a door to the dining room

## Landing

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

### Bedroom One

13'5" x 12'9" (4.1 x 3.9)

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

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

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

### Bedroom Three

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

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

### Bathroom

With a door leading from the landing, bath with shower attachment, WC, wash hand basin, double glazed window to the front, part tiled walls and a central heating radiator.

### Garden

With access from a double glazed stable door leading from the kitchen, this generous sized private rear garden has a patio area with long lawn beyond which is bordered with plants and shrubs, there is also a door leading to the garage, summerhouse and gated side access.

### Garage

17'4" x 8'2" (5.3 x 2.5)

With an up and over door leading from the driveway, door to the garden and windows.



## Road Map



## Hybrid Map



## Terrain Map

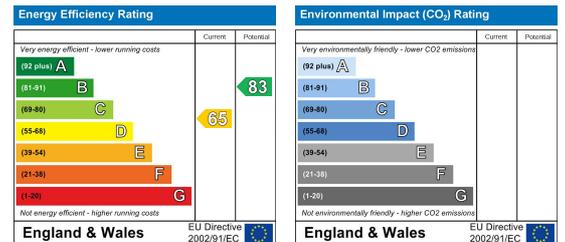


## Floor Plan



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.