

# HUNTERS®

HERE TO GET *you* THERE



## Platts Crescent

Stourbridge, DY8 4YY

Offers Over £264,500



Council Tax: B



# 71 Platts Crescent

Stourbridge, DY8 4YY

Offers Over £264,500



## TO THE FRONT OF THE PROPERTY

To the front of the property there is a driveway, retaining wall, side access leading to the garden and steps leading up to the front door leading to the entrance hall.

## ENTRANCE HALL

With a door leading from the front, laminate flooring, doors leading to various rooms, under stairs pantry, stairs leading to the landing and a central heating radiator.

## LOUNGE

12'6" x 11'4" max (3.82 x 3.46 max )

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

## DINING ROOM

17'9" x 10'10" max (5.43 x 3.31 max)

With a door leading from the entrance hall, laminate flooring, recessed spotlights, openings through to further living space and kitchen, double glazed window to side and central heating radiators.

## KITCHEN

16'5" x 10'8" (5.01 x 3.27)

With an opening from the dining room, laminate flooring, recessed spotlights, fitted with a range of wall and base units with work tops and modern upstands, integrated appliances including dish washer, washing machine, electric oven with induction hob and extractor hood, fridge freezer, cupboard housing boiler, one and a half sink and drainer, island breakfast bar with worktop, larder cupboard, double glazed window to side, double glazed sliding door to rear and a wall mounted radiator.

## PANTRY

With a door leading from the entrance hall, steps leading down to storage space and a double glazed window to side.

## LANDING

With stairs leading from the entrance hall, doors leading to various rooms, loft access and a double glazed window to side.

## BEDROOM ONE

11'1" x 10'10" (3.40 x 3.32 )

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

## BEDROOM TWO

7'7" x 10'3" (2.33 x 3.13 )

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

## BEDROOM THREE

7'5" x 6'0" (2.27 x 1.84)

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, recessed spotlights, partly tiled walls, tiled flooring, wash hand basin set into vanity unit, towel rail, WC, bath unit with shower attachment, fully tiled shower cubicle with waterfall shower attachment and a double glazed window to rear.

## GARDEN

With steps leading from the kitchen, shrub borders and a gate to the side providing access to the front.



## Road Map



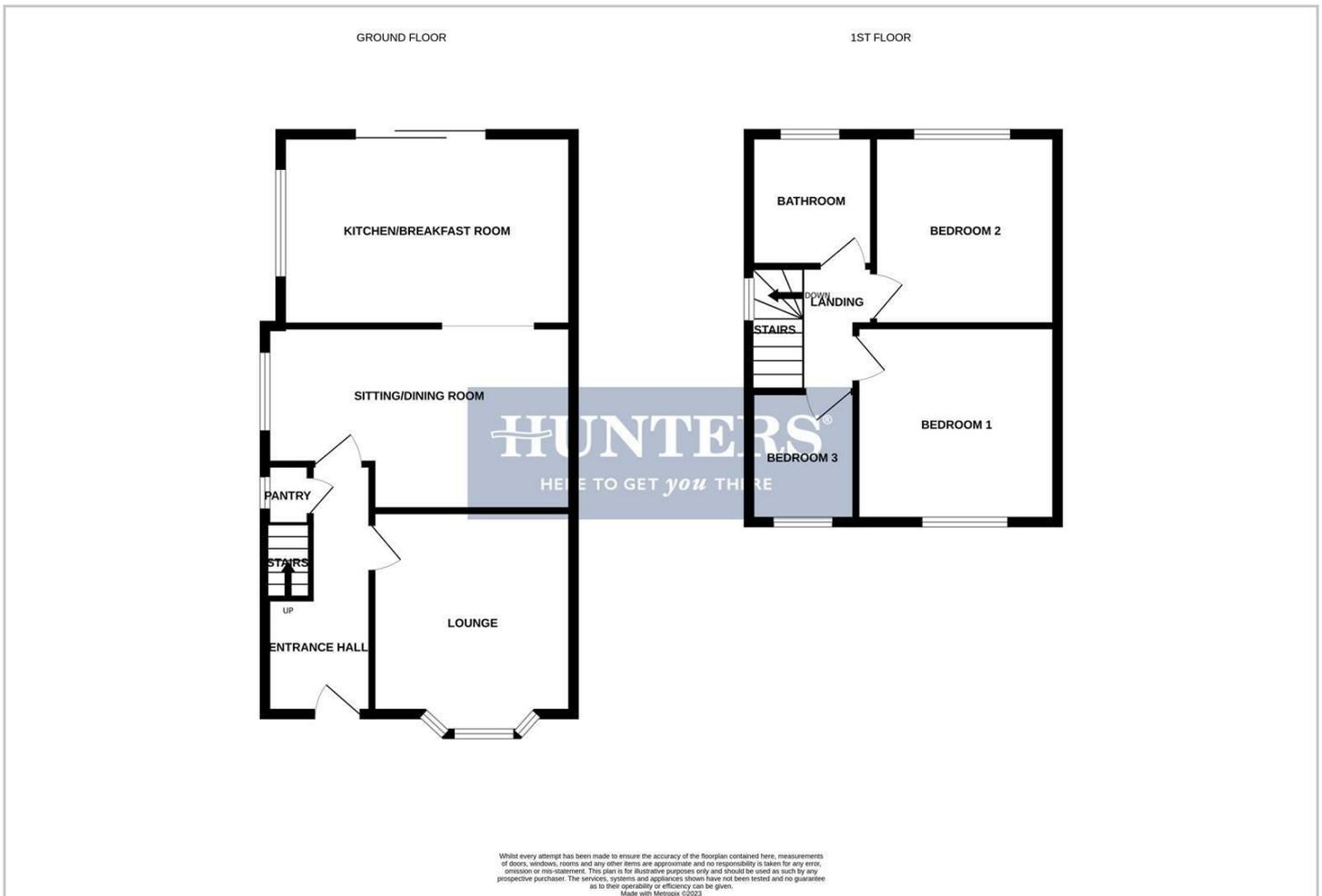
## Hybrid Map



## Terrain Map

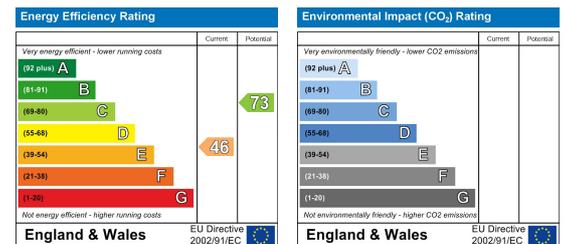


## Floor Plan



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.