

HUNTERS[®]

HERE TO GET *you* THERE



Platts Crescent

Amblecote, Stourbridge, DY8 4YZ



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Offers In The Region Of £210,000



Front of The Property

Beyond dwarf wall leads to block paving, outside light, double glazed composite door leading to lounge and gated side access leading to shared entry.

Lounge

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

With a double glazed composite door leading from the front of the property, comfortable space for seating, feature fireplace, door leading to dining room, double glazed window to front and a column central heating radiator.

Dining Room

12'1" x 12'5" (3.7 x 3.8)

With a door leading from lounge and open to kitchen, space for seating and dining, multi-fuel burning stove with slate hearth, recessed spotlights, open to kitchen and door leading to cellar, double glazed french doors leading to garden and a column central heating radiator.

Kitchen

11'9" x 5'6" (3.6 x 1.7)

Open from the dining room, fitted with a range of matching wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated oven, electric hob and stainless steel cooker hood over, plumbing for washing machine, space for fridge freezer, cupboard housing central heating boiler, recessed spotlights, double glazed window to side and a column vertical central heating radiator.

Landing

With stairs leading from the dining room, doors to various rooms, loft access with pull down ladders and a column central heating radiator.

Bedroom One

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

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

Bedroom Two

11'9" x 9'2" (3.6 x 2.8)

With a door leading from landing, built in wardrobes, double glazed window to rear and a column central heating radiator.

Bathroom

With a door leading from landing, claw foot freestanding bath, separate shower attachment, corner shower, waterfall shower head and separate shower attachment, WC with high-level flush, wash hand basin, part tiled walls and tiled floor, recessed spotlights, double glazed window to rear and a chrome column central heated towel rail.

Garden

With double glazed french doors leading from dining room to a patio seating area, outside tap and power, gated side access leading to shared entry, steps leading down to maintained lawn, decorative chipping stones and double glazed french doors leading to garden room.

Garden Room

14'1" x 9'2" (4.3 x 2.8)

With double glazed french doors leading from garden, space for home working and gym equipment, fully insulated, spotlights, internet cable and double glazed window to front.



Road Map



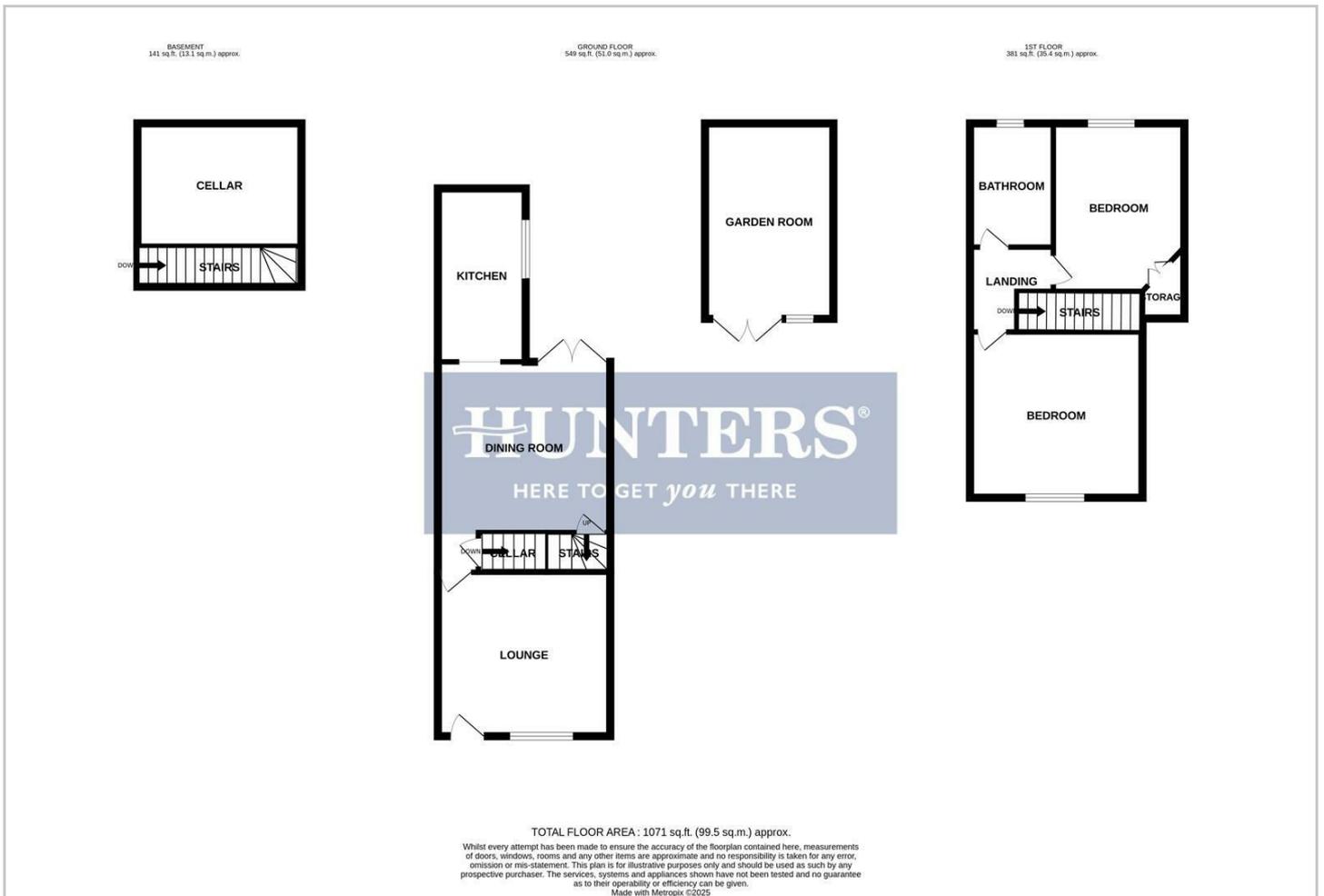
Hybrid Map



Terrain Map



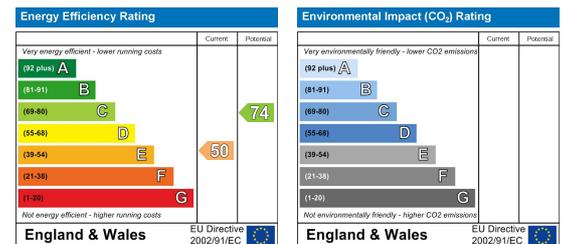
Floor Plan



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.