



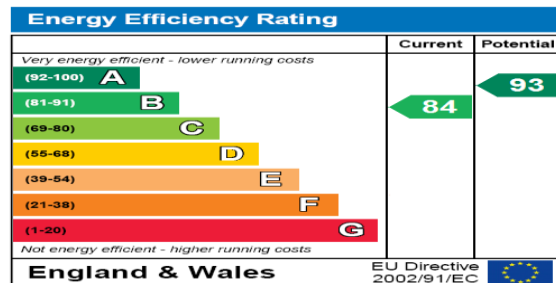
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Marine Crescent, Wordsley, DY8 4XR

# Marine Crescent, Wordsley, DY8 4XR

Asking price: £374,950

This beautifully presented four bedroom detached family home comprises: entrance hall, ground floor cloakroom, lounge, modern fitted kitchen dining room, landing, master bedroom with modern fitted en suite shower room, three further bedrooms, modern fitted family bathroom, driveway, garage and a private rear garden with side access.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



11a St Johns Road, Stourbridge, DY8 1EJ  
01384443331 stourbridge@hunters.com www.hunters.com

Hunters Stourbridge

**FRONT OF THE PROPERTY**

To the front of the property there is a block paved driveway with lawn to side and gate providing access to the rear.

**ENTRANCE HALL**

With a double glazed composite door leading from the front, stairs to the first floor landing, tiled floor, doors to various rooms and a central heating radiator.

**LOUNGE**

*5m x 3.5m*

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

**CLOAKROOM**

With a door leading from the hall, WC, wash hand basin, tiled floor, recessed spotlights and extractor fan.

**KITCHEN DINING ROOM**

*7.5m x 4.1m*

With a door leading from the hall this modern kitchen is fitted with wall and base units, quartz work surfaces with matching up stands, integrated fridge, freezer, dishwasher and washing machine, double electric oven, gas hob with stainless steel cooker hood, one and a half bowl stainless steel sink and a further stainless steel sink, double glazed window and door to side, further double doors to rear, tiled floor, recessed spotlights and two central heating radiators.

**GARAGE**

*5m x 2.5m*

With an electric roller shutter door, power, light, boiler, door to the hall and an electric car charging point.

**LANDING**

With stairs leading from the hall, double glazed window to side, loft access with ladders, storage cupboard, doors to rooms and a central heating radiator.

**BATHROOM**

With a door leading from the landing, bath with shower attachment, shower cubicle, WC, wash hand basin, tiled floor, double glazed window to rear and a chrome heated towel rail.

**BEDROOM ONE**

*4.1m x 3.5m*

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

**EN SUITE**

With a door leading from the landing, shower cubicle, WC, wash hand basin, part tiled walls, tiled floor, shaver point, extractor fan, double glazed window to side, recessed spotlights and a central heating radiator.

**BEDROOM TWO**

*3.2m x 2.9m*

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

**BEDROOM THREE**

*3.8m x 2.6m*

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

**BEDROOM FOUR**

*2.8m x 2.7m*

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

**GARDEN**

With double doors from the kitchen dining to a patio area with lawn beyond and gate to side providing access to the front of the property.

**VIEWING ARRANGEMENTS**

**By Appointment With: Hunters**

**Tel: 01384443331**

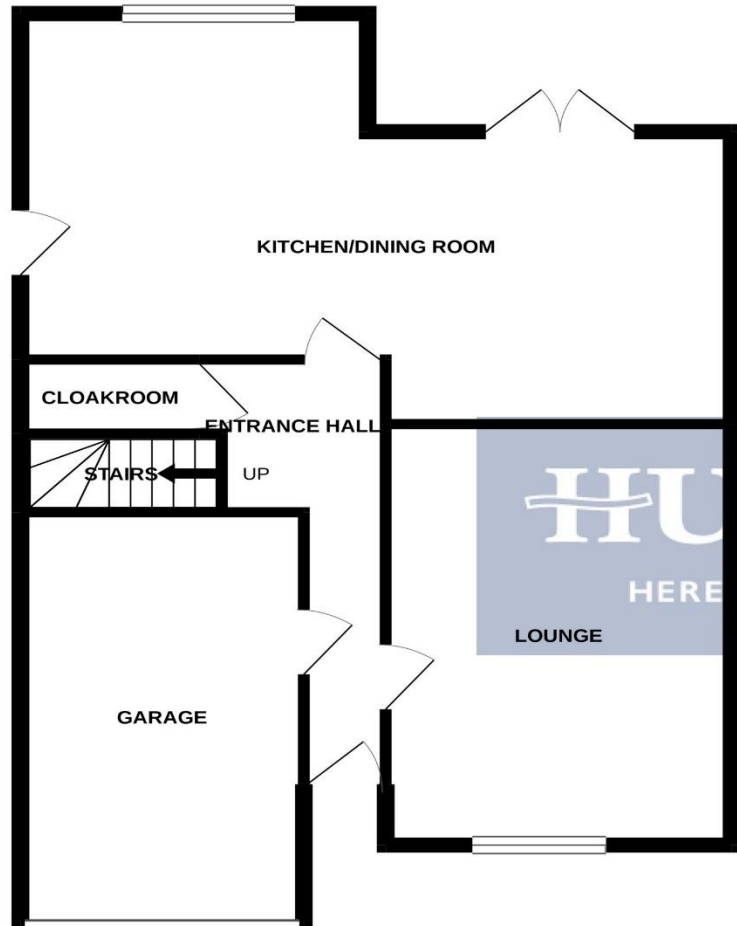
**THINKING OF SELLING?**

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.

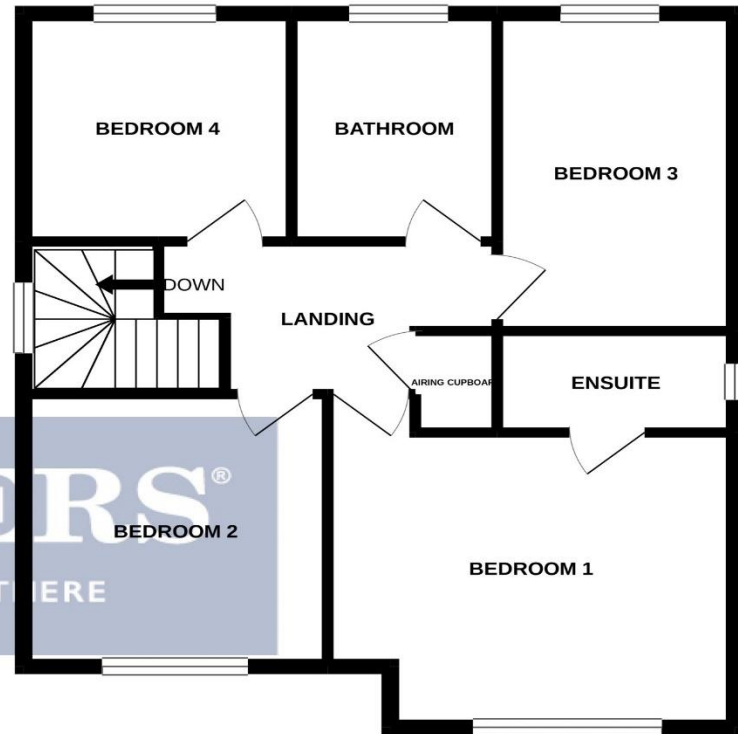
**DISCLAIMER**

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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