



## Croftwood Road, Stourbridge, DY9 7EX

WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME | TWO RECEPTION ROOMS THREE DOUBLE BEDROOMS | EN SUITE SHOWER ROOM | BLOCK PAVED DRIVEWAY AND GARAGE | PRIVATE REAR GARDEN

Asking Price: £335,000 (Offers In Region Of)



#### FRONT OF PROPERTY

To the front of the property there is a block paved driveway leading to garage, patio door to porch, shrub borders and gated side access to both sides.

#### PORCH

With a patio door leading from the front, tiled flooring and a double glazed door to the entrance hall.

#### ENTRANCE HALL

With a double glazed door from the porch, stairs to first floor landing, under stairs storage cupboard, doors to various rooms, laminate flooring and a central heating radiator.

#### LOUNGE

*4.87m x 3.5m*

With a door leading from the entrance hall, gas fireplace with decorative surround, double glazed bay window to front, double doors to dining room and a central heating radiator.

#### DINING ROOM

*3.47m x 2.79m*

With double doors leading from the lounge and double doors to the kitchen, double glazed french doors to the rear garden, laminate flooring and a central heating radiator.

#### KITCHEN

*4.13m x 2.13m*

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl sink and drainer, integrated electric double oven, gas hob with stainless steel cooker hood above, plumbing for washing machine, integrated fridge and freezer, double glazed window and door to rear, further double doors to dining room and laminate flooring.

#### LANDING

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

#### **BEDROOM ONE**

*4.26m x 3.47m*

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

#### **BEDROOM TWO**

*3.46m x 3.38m*

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

#### **BEDROOM THREE**

*4.14m x 2.37m*

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

#### **EN SUITE**

With a door leading from bedroom three, shower cubicle, WC, wash hand basin, part tiled walls, tiled flooring, double glazed window to side and a central heating radiator.

#### **BATHROOM**

With a door leading from the first floor landing, bath with electric shower over, WC, wash hand basin set into vanity unit, fully tiled walls, double glazed window to side and rear and a chrome heated towel rail.

#### **GARDEN**

With double glazed french doors leading from the dining room and a further double glazed door from the kitchen to a patio area, with steps leading to another raised patio, lawn beyond, shrub borders and gates to both sides providing access to the front of the property.

#### **GARAGE**

*5.35m x 2.25m*

With a roller garage door to front, power, light and wall mounted boiler.



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

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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## Energy Performance Certificate

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

### 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.

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