



43 Marshall Crescent, Wordsley, Stourbridge, DY8 5TA

BERRIMAN
EATON

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This is a modern semi-detached property with off road parking to the front, garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, kitchen with dining area to the ground floor. To the first floor there are three bedrooms, en-suite to the principal and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Marshall Crescent is situated on a modern Estate located just off Auckland Road. The property is less than 1 mile to the shops in Kingswinford and can be easily reached by car or by bus, as well as into neighbouring areas such as Stourbridge as well as the wider motorway network. Fairhaven is the closest Primary School and Crestwood High School is also nearby. Stourbridge Junction train station is less than 3 miles and Merry Hill Shopping Centre is just over 3 miles away.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, there is a radiator, staircase which rises to the first floor landing and a door into the CLOAKROOM which has a low level WC, pedestal wash hand basin with mixer tap, double glazed opaque window to the front elevation and radiator. The LOUNGE has a double glazed window to the front elevation, radiator and door into the KITCHEN. This has a dining area with double glazed French doors onto the rear garden and a double glazed window to the rear elevation. There are a range of fitted wall and base units with complementary work surfaces, inset stainless steel one and a half sink and drainer with mixer tap, integrated oven with gas hob and extractor; integrated fridge, freezer, washing machine and a wall mounted central heating boiler. There is an understairs storage cupboard and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and storage cupboard with a hot water cylinder. The PRINCIPAL BEDROOM has fitted wardrobes, double glazed window to the front elevation, cupboard over the stairs recess and a radiator. The EN-SUITE has a walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap, double glazed opaque window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a block paved foregarden with a tarmac DRIVEWAY affording off road parking and giving access to the GARAGE which has an elevating door. The REAR GARDEN has a paved patio with astro turf lawn, gravelled borders, door to the garage and a fence to the borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
<https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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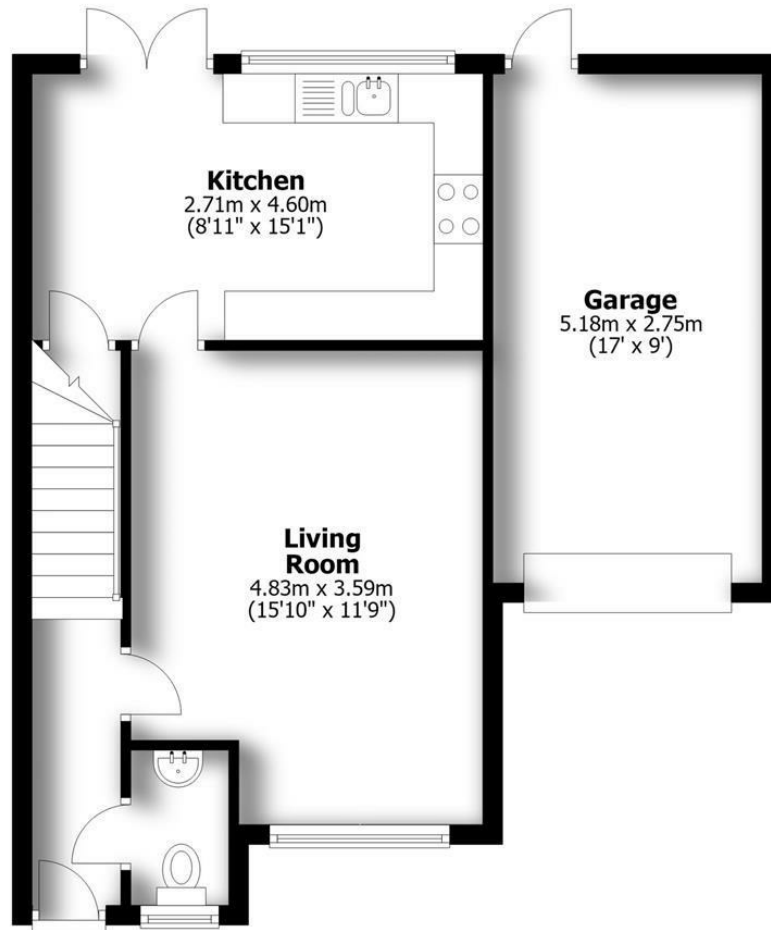
Offers In The Region Of
£289,950

EPC: C

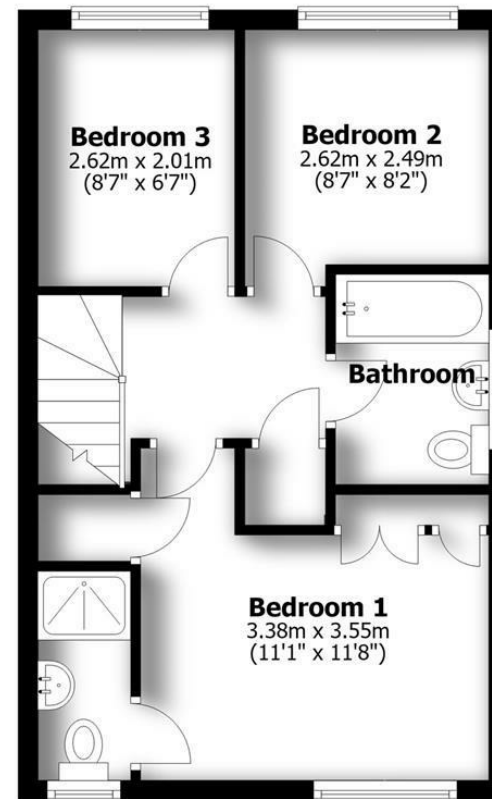
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



43 Marshall Crescent Stourbridge



Ground Floor



First Floor

HOUSE: 71.9sq.m. 774sq.ft.
GARAGE: 14.2sq.m. 153sq.ft.
TOTAL: 86.1sq.m. 927sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

