

HUNTERS[®]

HERE TO GET *you* THERE



Kirkpatrick Drive

Wordsley, DY8 5TG

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Council Tax: C



Kirkpatrick Drive

Wordsley, DY8 5TG

£300,000



Front of the Property

To the front of the property there is a driveway with path to the front door, electric roller door to the garage and a double glazed door to the entrance hall.

Entrance Hall

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

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled flooring, recessed spotlights, extractor fan and a central heating radiator.

Kitchen Dining Room

14'9" x 12'5" (4.5 x 3.8)

With a door leading from the entrance hall this stunning modern kitchen has been re fitted with wall and base units, work surfaces with tiled splashback, inset sink, integrated double electric oven, electric hob with extractor fan, integrated dishwasher, wine cooler, space for fridge/freezer, plumbing for a washing machine, double glazed doors to conservatory, recessed spotlights, double glazed window to rear, central heating radiator.

Conservatory

12'5" x 8'6" (3.8 x 2.6)

With double glazed doors leading from the kitchen, further double glazed doors leading to the garden, tiled flooring and a central heating radiator.

First Floor Landing

With stairs leading from the entrance hall, doors to rooms, airing cupboard housing hot water tank, stairs to the second floor landing, double glazed window to front and a central heating radiator.

Lounge

14'9" x 13'1" (4.5 x 4)

With a door leading from the first floor landing, double glazed doors to juliet balcony, laminate flooring, recessed spotlights and a central heating radiator.

Bathroom

With a door leading from the first floor landing this gorgeous re fitted traditional bathroom suite has a P-shaped bath with waterfall shower over and separate shower attachment, WC, wash hand basin set into vanity unit, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan and recessed spotlights.

Bedroom Four

9'10" x 8'2" (3 x 2.5)

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

Second Floor Landing

With stairs from the first floor landing, doors to rooms, storage cupboard, loft access and a central heating radiator.

Bedroom One

14'1" x 10'2" (4.3 x 3.1)

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

En Suite

With a door leading from bedroom one this lovely modern re fitted en suite has a shower cubicle, WC, wash hand basin set into vanity unit, tiled flooring, part tiled walls, double glazed window to front and a central heating radiator.

Bedroom Two

13'5" x 8'2" (4.1 x 2.5)

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

Bedroom Three

9'10" x 6'2" (3 x 1.9)

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

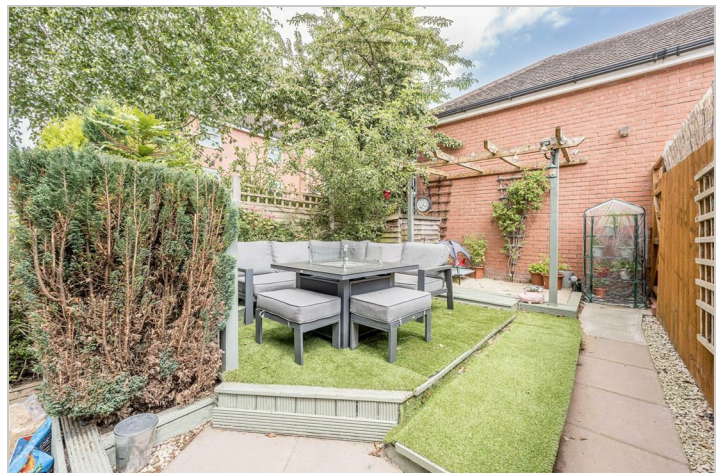
Garden

With access from the conservatory, this low maintenance rear garden has a patio area with steps to an artificial lawn, shrubs, outdoor lighting and a gate to the rear.

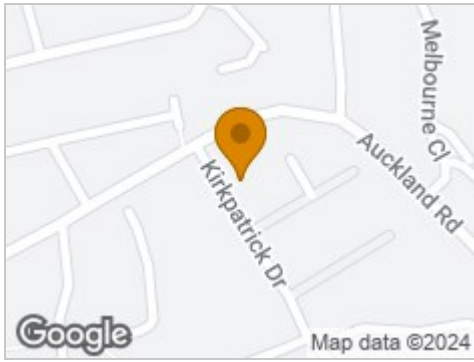
Garage

16'4" x 8'2" (5 x 2.5)

With an electric roller door to front, power, lighting and a door to the hall.



Road Map



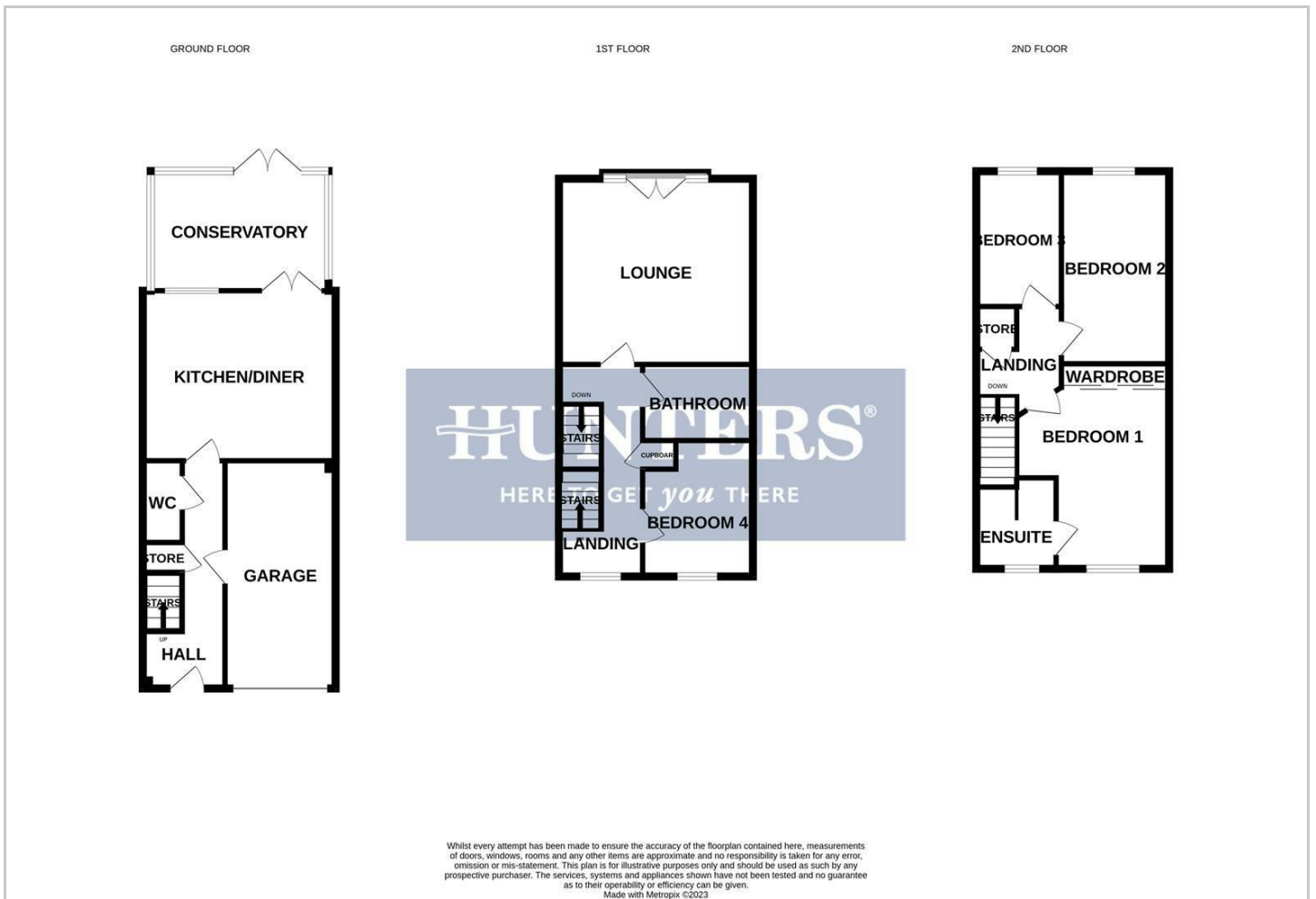
Hybrid Map



Terrain Map

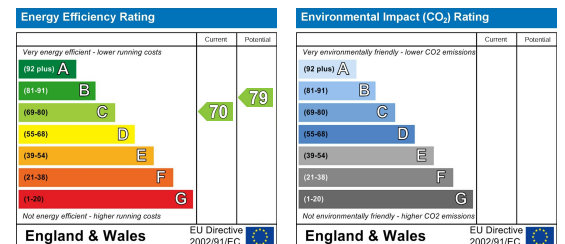


Floor Plan



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.