

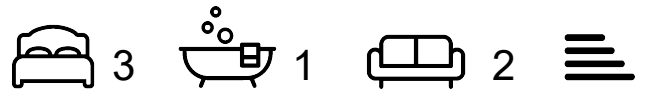
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Balmoral Road

Wordsley, DY8 5HR



Council Tax: C



# Balmoral Road

Wordsley, DY8 5HR

£275,000



## Front Of The Property

To the front of the property is a driveway leading to the garage, steps to front door and front lawn with shrubs.

## Entrance Hall

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

## Lounge

13'1" x 12'1" (4 x 3.7)

With a door from the entrance hall, opening to the dining room, double glazed window to front, electric fire and laminate floor.

## Dining Room

15'5" x 8'2" (4.7 x 2.5)

Opening from the lounge and to the kitchen, laminate floor, storage cupboard and a central heating radiator.

## Kitchen

15'1" x 8'10" (4.6 x 2.7)

Opening from the dining room, door to garage, fitted with wall and base units, work surfaces with tiled splashback, space for range cooker, stainless steel cooker hood, one and a half sink and drainer, space for fridge freezer, plumbing for washing machine and dishwasher, recessed spotlights, two double glazed windows to rear and a central heating radiator.

## Garage

19'8" x 8'2" (6 x 2.5)

With an up and over door to front, double glazed door and window to the rear garden, door to the kitchen, newly fitted boiler, power and light.

## Landing

With stairs from the entrance hall, airing cupboard, double glazed window to side and doors to rooms.

## Bedroom One

11'5" x 8'6" (3.5 x 2.6)

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

## Bedroom Two

10'2" x 9'2" (3.1 x 2.8)

With a door from the landing, double glazed window to front, loft access and a central heating radiator.

### Bedroom Three

8'2" x 6'6" (2.5 x 2)

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

### Bathroom

With a door from the landing, bath with shower over, WC, wash hand basin, double glazed window to side, extractor fan and a chrome heated towel rail.

### Garden

With access from the garage, this lovely private rear garden with far reaching views has a patio area with steps leading to lawn with shrubs and fruit trees.



## Road Map



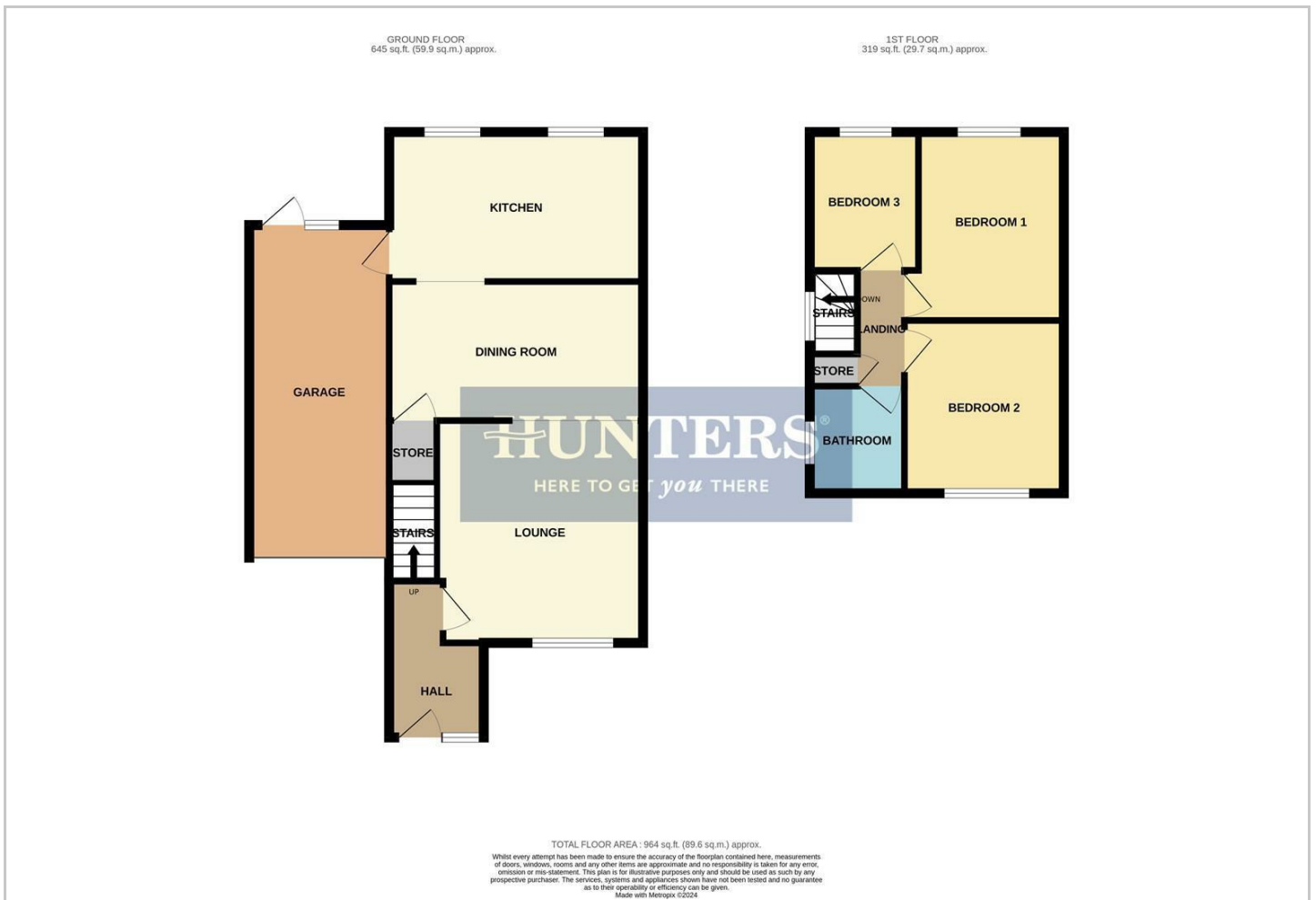
## Hybrid Map



## Terrain Map

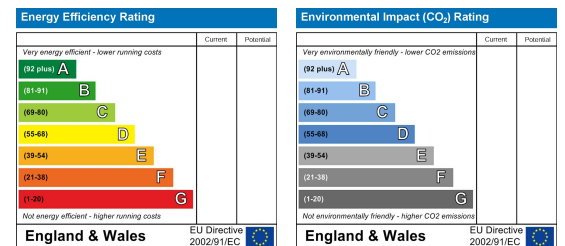


## Floor Plan



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.