

# HUNTERS®

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**Kirkpatrick Drive**  
Wordsley, DY8 5TG



Council Tax: E



# Kirkpatrick Drive

Wordsley, DY8 5TG

£450,000



## Front Of The Property

With a block paved area to front, tarmacadam driveway to side, gated side access and up and over door to the garage.

## Porch

With a double glazed composite door to front, tiled floor and a double glazed door to entrance hall.

## Entrance Hall

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

## WC

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

## Sitting Room

11'1" x 8'6" (3.4 x 2.6)

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

## Lounge

16'4" x 11'5" (5 x 3.5)

With a door from the entrance hall, electric fire, double glazed doors to rear garden, amtico floor and a central heating radiator.

## Study

7'2" x 6'10" (2.2 x 2.1)

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

## Kitchen Breakfast Room

17'4" x 14'1" (5.3 x 4.3)

With a door from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, electric oven and gas hob with stainless steel cooker hood, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing boiler, tiled floor, double glazed doors to rear, double glazed window to rear and a central heating radiator.

## First Floor Landing

With stairs from the entrance hall, doors to rooms, further stairs to the second floor and a central heating radiator.

## Bedroom One

18'8" max x 14'1" (5.7 max x 4.3)

With a door from the landing this impressive master bedroom has a door to the en suite, two double glazed windows to front, built in wardrobes and a central heating radiator.

## En Suite

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

## Bedroom Two

14'1" x 10'9" (4.3 x 3.3)

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

### Bedroom Three

11'5" x 7'10" (3.5 x 2.4)

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 attachment, WC, wash hand basin, double glazed window to side, tiled floor, part tiled walls, recessed spotlights, extractor fan and a central heating radiator.

### Second Floor Landing

With stairs from the first floor landing and doors to rooms.

### Bedroom Four

13'5" x 11'5" (4.1 x 3.5)

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

### Bedroom Five

13'5" x 7'2" (4.1 x 2.2)

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

### Shower Room

With a door from the landing, shower cubicle, WC, wash hand basin, skylight window, extractor fan, tiled floor and a central heating radiator.

### Garage

17'0" x 8'6" (5.2 x 2.6)

With an up and over door to front, power and light.

### Garden

With access from the lounge and kitchen to a patio area with gated side access and lawn beyond with shrub borders.

### Agents Note

Please note there is a small annual management fee payable of £120.



## Road Map



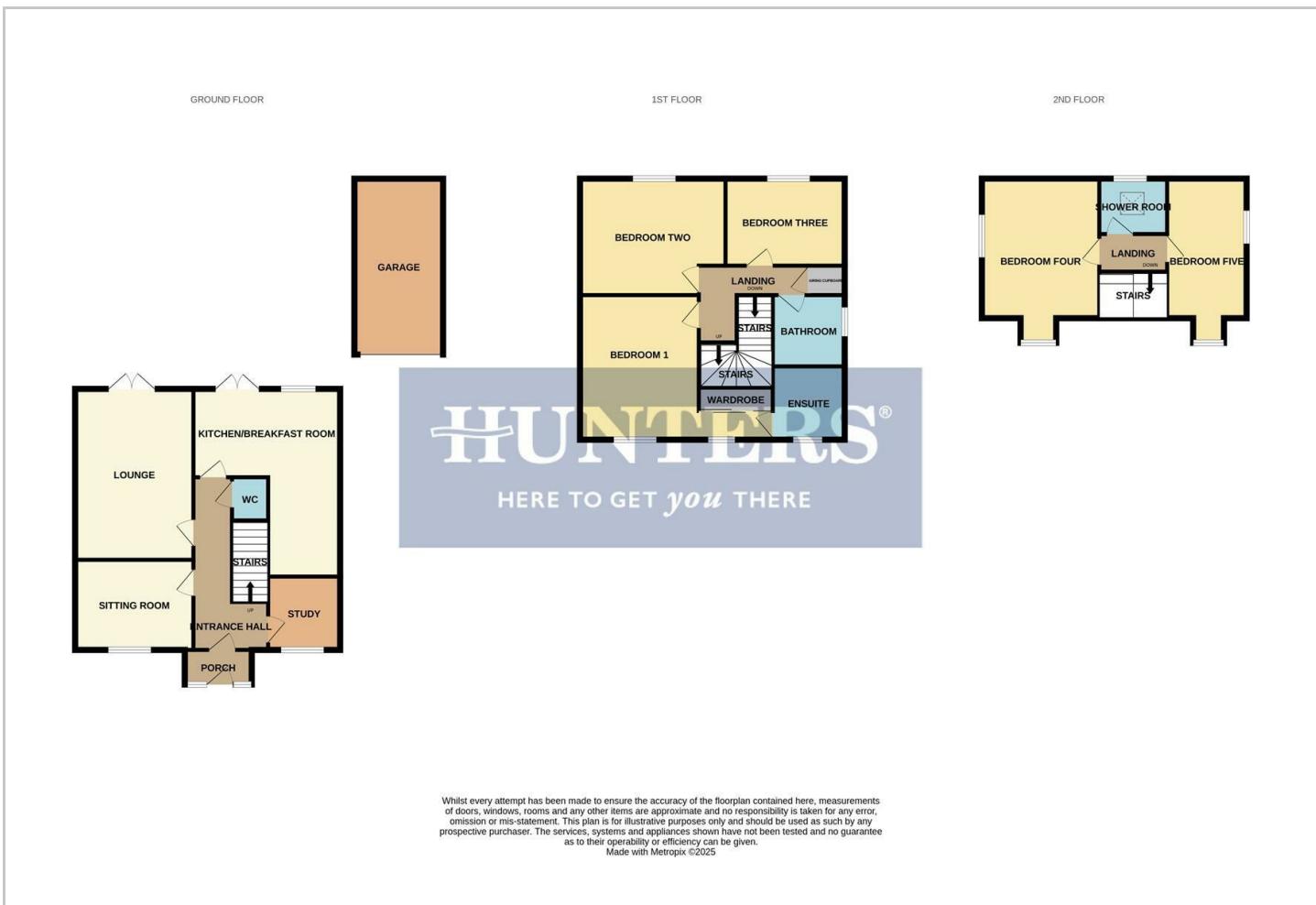
## Hybrid Map



## Terrain Map



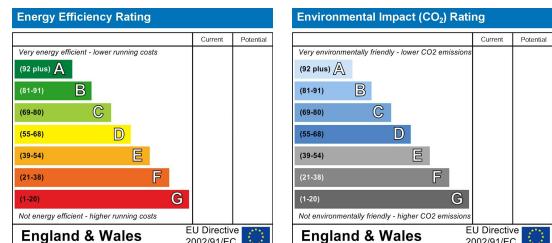
## Floor Plan



## Viewing

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.