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2 Balmoral Road  
Wordsley

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## 2 Balmoral Road, Wordsley, DY8 5HR

This deceptively spacious 3 bedroom semi detached family home is located on the popular 'Ashwood Park' estate in Wordsley. This well planned property has been thoughtfully extended which now creates a Kitchen/Living space, ideal for entertaining. Further to this, the ground floor space includes a good size Lounge and Dining Room. In addition, the first floor enjoys three Bedrooms and a fitted Bathroom. Externally, there is ample off road parking and a stylish rear Garden. The property is situated in a quiet position within the estate and is within walking distance to public transport links, amenities and good schools. With UPVC double glazing throughout and gas central heating, this is an ideal property for a growing family.

Accommodation is over two floor and briefly comprises; Reception Hallway, Lounge, Dining Room, Kitchen leading into Utility, WC, Conservatory, Landing, 3 good size Bedrooms, family Bathroom and landscaped rear Garden.

A WELL APPOINTED FAMILY HOME LOCATED IN A POPULAR POSITION. INTERNAL INSPECTION ADVISED TO APPRECIATE THE SPACE IT OFFERS.

On approach, you are greeted by a tarmacked driveway providing ample off road parking for multiple vehicles, and a gate to the side entrance. On entrance to the property, the UPVC front doors leads through to the Reception Hallway which has stairs to the first floor landing and doors to the Lounge and Dining Room.

The Lounge is located at the front of the property and features a gas fireplace and a bow window which provides ample of natural light.



The Dining Room has a door to a useful understairs storage cupboard and access to the Kitchen which opens up into the conservatory area. The Kitchen is fitted with a range of 'Shaker' style units which houses the 'Ideal' boiler, there are laminate worktops that incorporate an inset sink and drainer, inset gas hob with extractor fan over and built in oven. In addition there is further space for appliances.

Off the Kitchen, is a useful Utility room which is fitted with worktops, sink and drainer unit. Beneath the worktops is space for a washing machine. There is a stylishly fitted WC with a vertical radiator and spotlights.

Within the Conservatory there are French doors leading out to the rear Garden making it an ideal spot for the summer months.

To the first floor, the Landing has doors giving access to;

There are three well proportioned bedrooms of which all benefit from built in wardrobes. The family Bathroom is fitted with a white suite comprising, wc, wash basin with storage beneath and a bath with shower over. There is also an airing cupboard which is perfect for storage.

Externally, the property benefits from a beautifully presented rear Garden with decking area having built in spotlights. There is an enclosed seating area with lawn beyond and a further slabbed patio area with a large shed. There is an array of shrubs throughout the garden, an outside tap and security light.

From the Garden you can access the Garage which features an up and over door, built in shelving electric points and lighting.

There are solar panels to the front of the property as well as the Garden shed which are owned outright and generate electricity.



# FLOOR PLANS

## Ground Floor

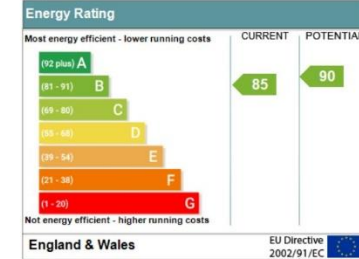
Approx. 79.0 sq. metres (850.5 sq. feet)



Council Tax Band: C

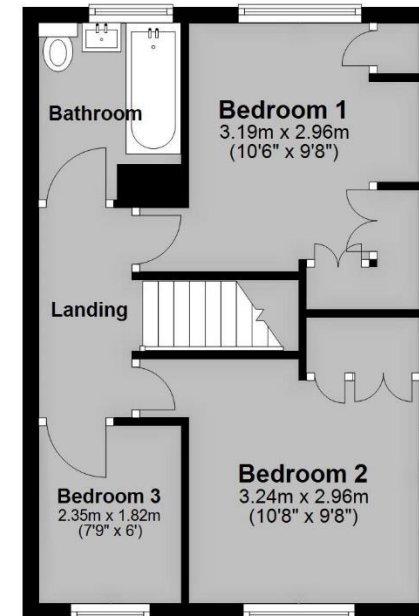
Tenure: Freehold

Address: 2 Balmoral Road, STOURBRIDGE, DY8 5HR  
RRN:



## First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 sq. feet)



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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