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Balmoral Road
Wordsley

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96 Balmoral Road, Wordsley, Stourbridge DY8 5JB

This improved and well appointed, 3 Bedroom Semi-detached property is surprisingly spacious and warrants a full inspection to truly appreciate benefitting from a Garage Conversion (with flexible use as a Study or 4th Bedroom with Shower Room off) and there is also a large Rear Conservatory further adding to the great ground floor space.

Balmoral Road is a sought after location on the popular Ashwood Park development, leading off Lawnswood Road, close to the rural fringe of Wordsley and is well placed for amenities and schools.

With gas central heating and comprising: Reception Hall, Study (or bedroom 4) with Ground Floor Shower Room off, Lounge/Dining Room, Rear Conservatory, Breakfast Kitchen, Landing, 3 Bedrooms and Bathroom with modern white suite. The property is further enhanced by off road Driveway parking to the front and a low maintenance Rear Garden with substantial Garden Store/Workshop.

OVERALL, THIS IS A QUALITY PROPERTY IN A DESIRABLE LOCATION, WELL PRESENTED IN MOVE IN CONDITION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with obscure UPVC double glazed window, composite double glazed front door, stairs to 1st Floor and doors leading off to Lounge and Study.

The Study (or Bedroom 4) has a UPVC double glazed front window and door giving access to the Ground Floor Shower Room. This has a modern white suite with large shower cubicle having screen and sliding door, waterfall shower, WC, basin, recessed ceiling lights and door to Kitchen.

There is a good size Lounge/Dining Room having a feature media wall with electric fire and base cupboard to right hand side, UPVC double glazed bow window to front, door to Kitchen and timber double glazed French window with centre door to Conservatory.

The Conservatory has a brick base, UPVC double glazed top opening windows, tiled roof, recessed ceiling lights and UPVC double glazed door to Garden.

The Breakfast Kitchen is in 2 parts having a Breakfast Area, in the middle, having worktop, breakfast bar, beach style base cupboards and wall display cupboards, internal timber double glazed window to Conservatory, door to Pantry and opening to the Kitchen Area having a range of beach style wall and base cupboards, worktops, splashback tiling to part, sink and mixer tap, built-in double oven, Bosch ceramic hob with Neff cooker hood over, 2 appliance spaces, space for large American style fridge freezer, Bosch integrated dishwasher and UPVC double glazed rear door garden. A door gives access to the Ground Floor Shower Room.

On the 1st Floor there is a Landing with obscure UPVC double glazed side window, loft access, recess with Worcester gas central heating boiler and doors 3 Bedrooms and Bathroom. Bedroom 1 & 2 are double size rooms, each with UPVC double glazed window and Bedroom 3 is a single size with UPVC double glazed window.

There is Bathroom having a modern white suite, including L shaped bath with side shower screen and waterfall shower, WC with concealed cistern, semi recessed basin with vanity cupboard below, chrome ladder radiator, recessed ceiling lights, tiled walls and extractor.

The Rear Garden is east facing having an L shaped decking patio with pergola over part and built-in bench seat and there are steps off to a paved patio which gives access to a good size rear Garden Store: having 2 UPVC double glazed windows, part double glazed UPVC door and power points.

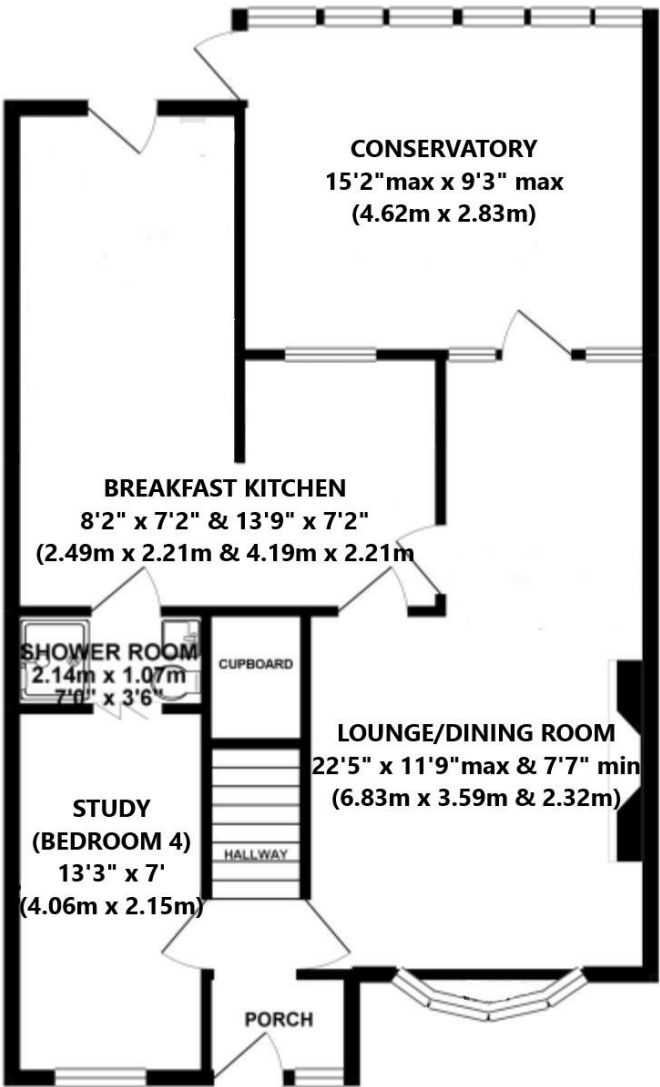
At the front, there is a sloping tarmac Driveway and chipping area providing off-road parking.



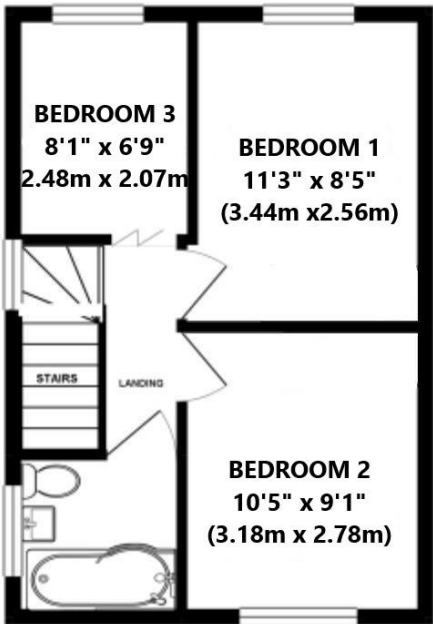


FLOOR PLANS

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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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