



The
LEE, SHAW
Partnership

33 Kirkpatrick Drive
Wordsley, Stourbridge DY8 5TG



3 Storey 5 Bedroom Family Detached

Looking for space for a growing Family, then look no further, this large double fronted, 5 Bedroom modern 3 storey Detached offers the perfect blend of generous sizing with versatility, having accommodation over 3 Floors – a definite must see to fully appreciate.

The property enjoys a great position overlooking green open space and forms part of the original Wordsley Hospital re-development, being well placed off Auckland Road at this popular location, well placed for amenities in Wordsley and Kingswinford.



With gas central heating, UPVC double glazing and comprising: Through Hall, Guest Cloakroom, Study, Dining Room, Lounge, L shaped Breakfast Kitchen, 1st Floor Landing, Bedroom 1 with Dressing Area including wardrobes and En-Suite, 2 further Bedrooms and House Bathroom, 2nd Floor Landing, 2 further Bedrooms and Shower Room. The property is further enhanced by the Rear Garden, side Driveway providing off road parking leading to the Garage and the delightful outlook to the front.

OVERALL, THIS IS A SUBSTANTIAL MODERN FAMILY HOME, BEING WELL PRESENTED THROUGHOUT – AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Reception Hall of composite double glazed front door, laminate floor, radiator, stairs to 1st Floor and doors to:

Guest Cloakroom (below stairs) with white WC, basin and tiled splashback, tiled floor and radiator.

There is a Study, to the front, with laminate floor, radiator and UPVC double glazed window.

The separate Dining Room is also to the front with laminate floor, UPVC double glazed window and radiator.

There is a good size rear Lounge having a mantel fireplace with hearth, radiator and UPVC double glazed rear doors to Garden.



No onward chain

The L-shaped Breakfast Kitchen has a range of oak style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Zanussi built-in double oven, gas hob with cooker hood over, integrated Indesit dishwasher, 2 appliance spaces, table space, UPVC double glazed rear window, Cupboard (with Ideal gas central heating boiler) and UPVC double glazed rear doors to Garden.

On the 1st Floor, there is a Landing having radiator, staircase to 2nd Floor with spindle balustrade and doors to:

Airing Cupboard housing the Range Tribune hot water storage tank.

Bedroom 1 with UPVC double glazed window, radiator, Dressing Area with UPVC double glazed window and range of wardrobes with 3 sliding mirror doors and door to:

En-suite having a white suite with tiled shower cubicle having sliding screen door, WC, pedestal basin, tiled splashback, extractor fan, obscure UPVC double glazed window and radiator.

Bedroom 2 with laminate floor, radiator and UPVC double glazed rear window.

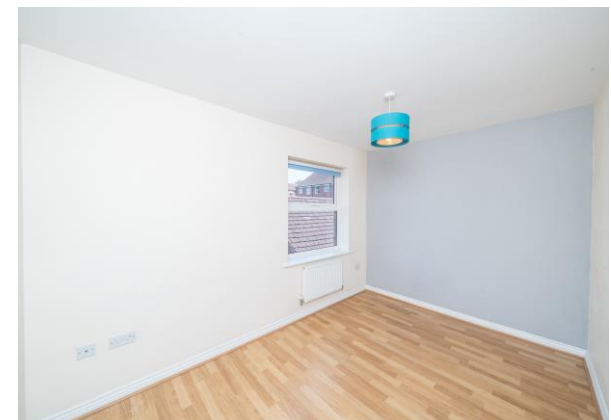
Bedroom 3 with laminate floor, radiator and UPVC double glazed window.

The House Bathroom has a white suite, including bath with tiled splashback, WC, pedestal basin and tiled splashback, obscure UPVC double glazed side window, radiator and extractor fan.

On the 2nd Floor, there is a Landing with spindle balustrade to stairs and doors to:

Bedroom 4 with recess to UPVC double glazed dormer window, obscure UPVC double glazed side window, loft access and radiator.

Bedroom 5 with recess to UPVC double glazed dormer window, obscure UPVC double glazed side window and radiator.





Open green aspect to front

There is a Shower Room having a white suite with tiled shower cubicle having screen and corner opening doors, pedestal basin with tiled splash back, WC, radiator, double glazed roof window and extractor fan.

The Garage has an up and over door, pitched roof, twin power point and light.

There is a side tarmac Driveway providing off-road parking leading to the Garage.

The Rear Garden has a patio, lawn, borders, rear tap, steps down to a lower rear corner paved patio and there is a gate to the side Driveway.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E.





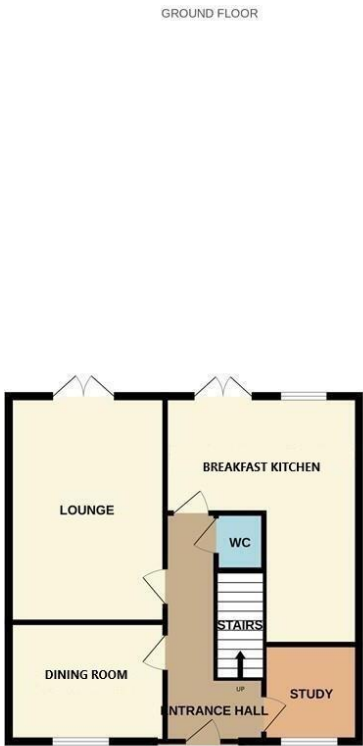
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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 www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hall
Guest Cloakroom
Study: 7'2" x 7' (2.20m x 2.14m)
Dining Room: 11'4" x 8'8" (3.46m x 2.66m)
Lounge: 16'11" max x 11'3" (5.16m x 3.45m)
Breakfast Kitchen: 17'7" x 14'1" max (5.36m x 4.29m)
Landing
Bedroom 1: 14' x 11'3" (4.28m x 3.43m)
Dressing Area: 7'5" x 4'11" incl ward (2.28m x 1.52m)
En-Suite: 6'11" x 6'6" (2.12m x 1.98m)
Bedroom 2: 14'1" x 10'11" (4.29m x 3.34m)
Bedroom 3: 11'7" x 7'9" (3.54m x 2.37m)
Bathroom: 6'11" x 6'8" (2.12m x 2.04m)
2nd Floor Landing
Bedroom 4: 13'5" +recess x 11'7" (4.11m x 3.53m)
Bedroom 5: 13'5" +recess x 7'2" (4.11m x 2.19m)
Shower Room: 6'8" x 5'1" (2.03m x 1.57m)
Garage: 17'1" x 8'7" (5.20m x 2.61m)



FLOOR PLANS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.