

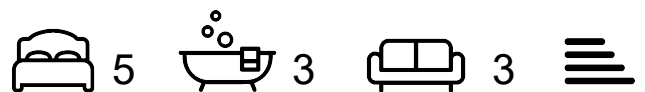
HUNTERS®

HERE TO GET *you* THERE



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.

Tel: 01384 443331

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.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

GARAGE

LOUNGE

SITTING ROOM

KITCHEN/BREAKFAST ROOM

STUDY

ENTRANCE HALL

PORCH

WC

STAIRS

BEDROOM TWO

BEDROOM THREE

BEDROOM ONE

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

SHOWER ROOM

LANDING

STAIRS

WARDROBE

ENSUITE

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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.
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Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2010/31/EC

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