

# HUNTERS®

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Kirkpatrick Drive

Wordsley, DY8 5TG



Council Tax: E





# Kirkpatrick Drive

Wordsley, DY8 5TG

£450,000



## Front of the Property

To the front of the property there is a fully block paved driveway leading to the open porch with a door leading to the entrance hall, six security posts, up and over door leading to the garage and gate providing access to the garden.

## Entrance Hall

With a door leading from the open porch this inviting hall has stairs to the first floor, doors to the kitchen, lounge and cloakroom, alarm panel, useful storage cupboards, Amtico flooring and a column style central heating radiator.

## WC

With a door leading from the hall, WC, wash hand basin, double glazed window to the front, part tiled walls, Amtico flooring, recessed spotlights and a column style central heating radiator.

## Lounge

11'0" x 16'8" (3.35 x 5.08)

With a door leading from the hall and further double doors to the dining room, Amtico flooring, double glazed bay window to the front and two central heating radiators.

## Dining Room

9'0" x 10'8" (2.74 x 3.25)

With double doors opening from the lounge, door leading to the kitchen dining room, Amtico flooring, double glazed doors leading out to the garden and a central heating radiator.

## Kitchen Dining Room

10'8" x 18'0" (3.25 x 5.49)

With doors leading from the hall and dining room this re fitted modern kitchen dining room has a range of wall and base units, work surfaces with matching up stands, ceramic sink and drainer, integrated double electric oven, induction hob with built in extractor, full length fridge and freezer, Quooker instant hot tap, plumbing for a washing machine, Amtico flooring, double glazed window to the rear, double glazed patio doors leading to the rear garden, cupboard housing boiler, door leading to the garage, recessed spotlights and a column style radiator.

## Landing

With stairs leading from the hall, doors to various rooms, loft access and recess spotlights.

## Master Bedroom

11'2" x 12'0" (3.4 x 3.66)

With a door leading from the landing, double glazed window to the front, open to the dressing area, door leading to the en suite and a central heating radiator.

Tel: 01384 443331

### Dressing Area

Opening from the master bedroom and having built in wardrobes, recessed spotlights, double glazed window to the front and a central heating radiator.

### En Suite

With a door leading from the master bedroom this modern fitted en suite has a shower cubicle, WC, wash hand basin, shaver point, tiled walls and flooring, extractor fan, double glazed window to the side and a central heating radiator.

### Bedroom Two

11'1" x 9'2" (3.38 x 2.79)

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

### Bedroom Three

8'7" x 14'3" (2.62 x 4.34)

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

### Bedroom Four

11'2" x 8'10" (3.4 x 2.69)

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

### Bathroom

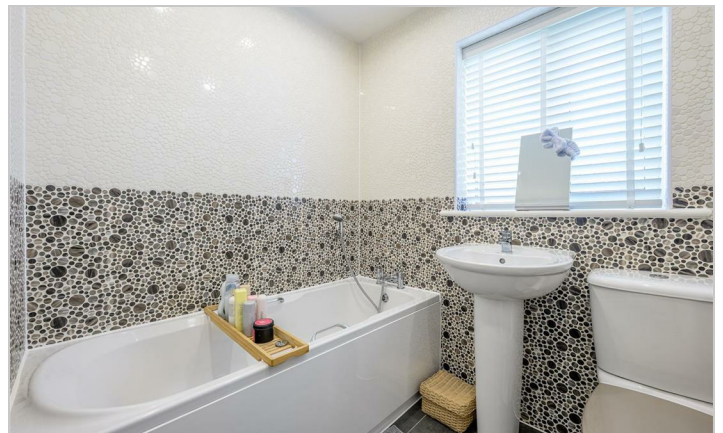
With a door leading from the landing, bath with shower attachment, wash hand basin, WC, tiled flooring, double glazed window to the rear and a chrome heated towel rail.

### Garden

With double glazed double doors leading from the kitchen and dining room this low maintenance private rear garden has a ceramic tiled patio area with lawn beyond, artificial lawn area with further patio area to the side and a gate providing access to the front of the property.

### Garage

With a door leading from the kitchen and an up and over door to the front, plumbing for a washing machine, door to the kitchen dining room, power and lighting.



Road Map



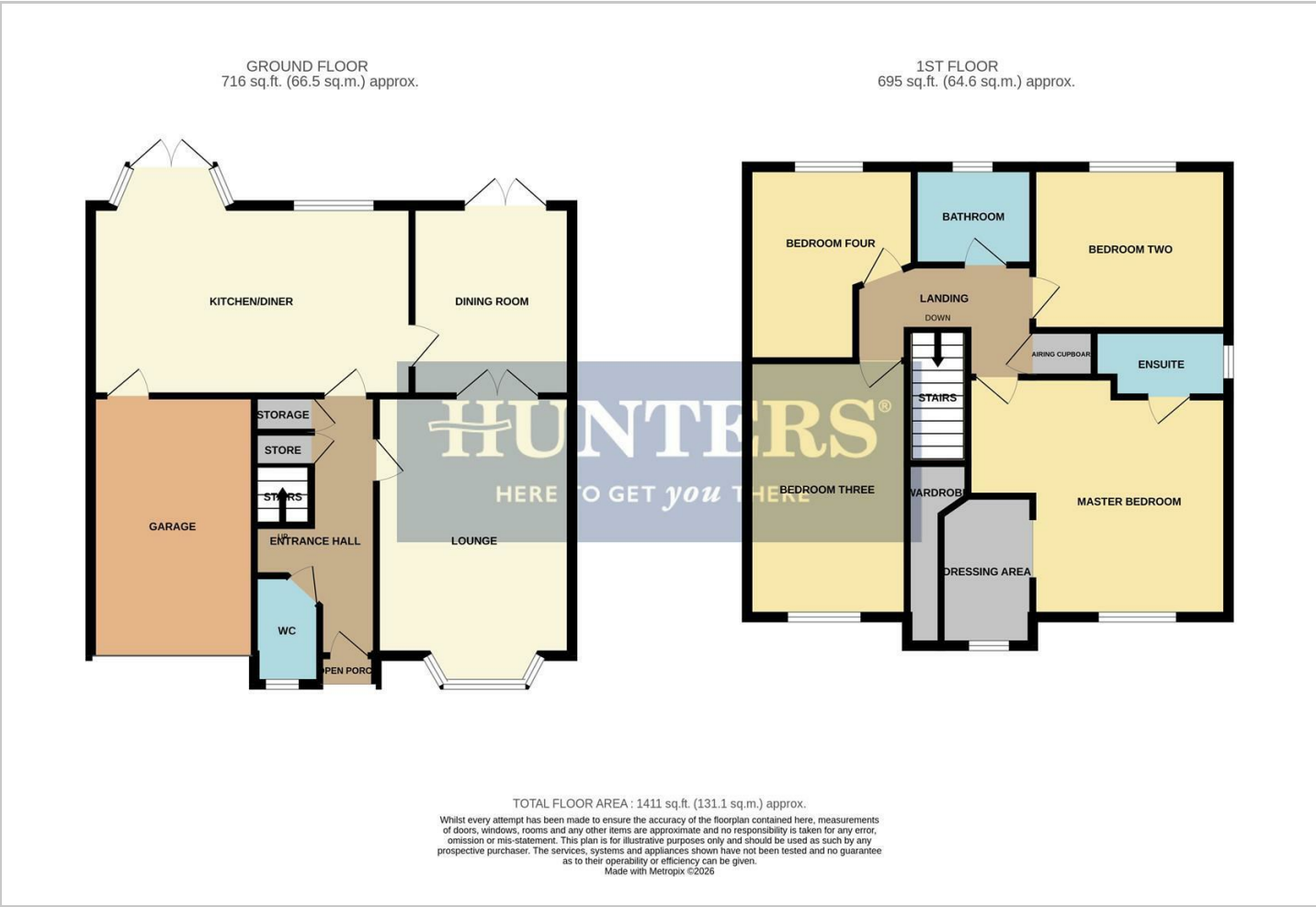
Hybrid Map



Terrain Map

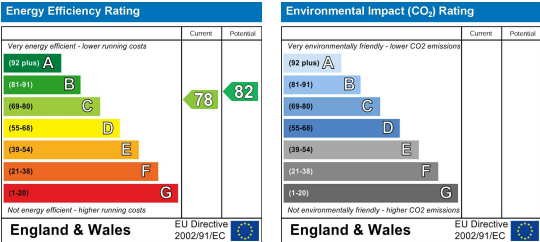


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.