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74 Kirkpatrick Drive
Wordsley

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74 Kirkpatrick Drive, Wordsley, DY8 5TG

Originally built by Charles Church Homes to their Snowden design and forming part of the Wordsley Hospital redevelopment, this 4 Bedroom Detached property has been adapted and improved by the present owners and is well presented, representing an ideal opportunity for a good size Family Home at this popular address off Auckland Road, well placed for amenities.

The original Garage has been converted to a useful Sitting Room (or flexible use) having a small Utility leading off. The Lounge features a media wall and there is built-in seating in the Dining Room. The Kitchen has been enlarged and refitted and there is a split level decking patio to the Rear garden which is west facing.

With gas central heating, UPVC double glazed windows and accommodation comprising: Through Reception Hall, Guest Cloakroom, Rear Lounge opening to Dining Room, Sitting Room, Utility, Breakfast Kitchen, Landing, 4 Bedrooms (Bedroom 1 with En-Suite), House Bathroom and Driveway to front.

OVERALL, A SURPRISINGLY SPACIOUS, WELL PLANNED FAMILY HOME IN A POPULAR LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Canopy Entrance with composite double glazed door and side screens leading to the through Reception Hall having tiled floor, stairs to 1st Floor with spindle balustrade and doors leading off.

The Guest Cloakroom has a modern white suite with WC, basin and vanity cupboard below, tiled floor, part tiled walls and extra extractor.

There is a Lounge, to the rear, featuring a media wall with inset fire and shelving, rear UPVC double glazed bay window, recessed ceiling lights and with wide opening to the Dining Room having a tiled floor, built-in bench style seating, vertical radiator and UPVC double glazed doors to Garden.

There is a Sitting Room, to the front, providing flexible use with UPVC double glazed window and there is a door to a small Utility having a range of cupboards, worktop, tiled floor and part tiled walls.

There is a refitted Breakfast Kitchen having a range of wall cupboards with shelving below, base cupboards and drawer units, quartz worktops and upstands with island breakfast bar, Bosch built-in oven, Bosch built-in microwave oven with warming drawer below, ceramic hob with Bosch cooker hood over, 2 appliance spaces, tiled floor, cupboard with Ideal gas central heating boiler, recessed ceiling lights, tiled splashbacks to worktops, sink and mixer tap and UPVC double glazed front window.



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we sell **homes.**



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On the 1st Floor, there is a Landing having loft access (with ladder) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a double/single built-in wardrobe, UPVC double glazed window and door to its own En-suite having a white suite including a tiled shower cubicle with bifold door, WC, basin, obscure UPVC double glazed side window, part tiling, shaver point and extractor.

Bedroom 2, 3 & 4 are good size rooms, each with UPVC double glazed window.

The House Bathroom has a modern white suite including bath, WC, basin, part tiling, obscure UPVC double glazed window, recessed ceiling lights, extractor and Airing Cupboard (with tank).

The Rear Garden is west facing having a good size split level decked area, lawn, shed and side access path with gate to front.

At the front, there is a lawn, Driveway and pathway leading to the front entrance.

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 D.

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FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Through Hall

Guest Cloakroom

Lounge: 14'5" x 12'11" max (4.40m x 3.95m)

Dining Room: 9'7" max x 8'5" max (2.94m x 2.56m)

Sitting Room: 11'8" x 7'5" (3.56m x 2.27m)

Utility: 7'4" x 3'1" (2.24m x 0.98m)

Breakfast Kitchen: 17'7" x 7'10" (5.59m x 2.39m)

Landing

Bedroom 1: 11'2" x 9'2" +recess (3.42m x 2.80m)

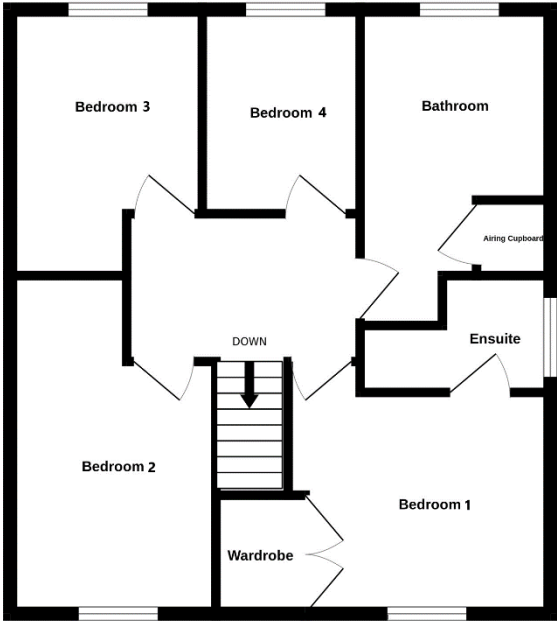
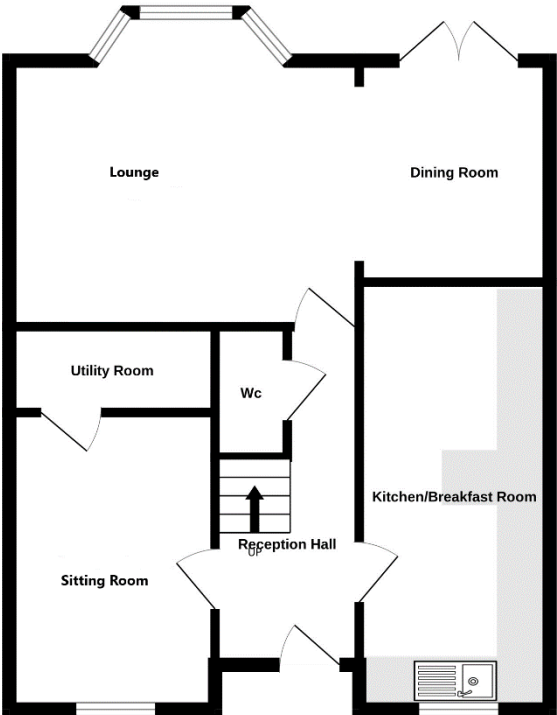
En-Suite: 5'9" max x 5 max (1.76m x 1.54m)

Bedroom 2: 12'9" x 7'9" (3.89m x 2.37m)

Bedroom 3: 10'9" x 7'9" (3.29m x 2.37m)

Bedroom 4: 8'4" x 7'3" (2.56m x 2.21m)

Bathroom: 11'5" x 7'2" (3.50m x 2.20m)





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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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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 (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), 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 non-refundable 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.