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Kirkpatrick Drive
Wordsley, Stourbridge

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89 Kirkpatrick Drive, Wordsley, Stourbridge DY8 5TA

Representing an ideal first time home, this modern 3 Bedroom (1 En-Suite) End of Terrace enjoys an excellent position towards the head of the cul-de-sac section of Kirkpatrick Drive, forming part of the popular former Wordsley Hospital re-development.

The property is much larger than first impressions and is well worth inspection to fully appreciate.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Lounge, Dining/Kitchen with Store off, Landing, 3 Bedrooms (Bedroom 1 with wardrobes and En-Suite Shower Room) and House Bathroom. The property is further enhanced by a south-east facing Rear Garden and Parking for 2 cars.

OVERALL, A GREAT OPPORTUNITY FOR A MODERN HOME – VIEWING IS HIGHLY RECOMMENDED.

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

The Guest Cloakroom has a white suite with WC, basin, part tiled walls, obscure UPVC double glaze window, radiator and extractor.

There is a front Lounge with laminate floor, UPVC double glazed front window, side UPVC double glazed window, radiator and door to Dining/Kitchen.

The Dining/Kitchen as a range of wall and base cupboards, worktops, tiled splash backs, AEG built-in oven, gas hob with AEG cooker hood over, sink and mixer tap, 2 appliance spaces, tiled floor, UPVC double glazed rear window, table space, UPVC double glazed doors to rear Garden, radiator, Cupboard (with Ideal gas central heating boiler), recessed ceiling lights and door to Store (below stairs).

On the 1st Floor, there is a Landing with loft access, Airing Cupboard (with Homeflow hot water storage tank) and doors to 3 Bedrooms and Bathroom.

Bedroom 1, at the front, has a built-in double/single wardrobe (in one), laminate floor, UPVC double glazed window, radiator, further built-in wardrobe over stairs and door to En-suite. The En-suite has a modern white suite with tiled shower cubicle having bi-fold door, WC, basin, part wall tiling, tiled floor, shaver point, obscure UPVC double glazed window, recessed ceiling lights and extractor.

Bedroom 2 & 3 are at the rear, each with UPVC double glazed window, radiator and laminate floor.

There is a House Bathroom having a white suite with bath, basin, WC, part tiled walls, tiled floor, radiator, obscure UPVC double glazed side window, recessed ceiling lights and extractor.

The Rear Garden is South-east facing having a paved patio, artificial lawn, rear gravel area and side paved area with shed.

There are 2 Parking Spaces to the front.



FLOOR PLANS

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 C.

Reception Hall

Guest Cloakroom

Lounge:

15'10" x 11'8" (4.85m x 3.56m)

Dining/Kitchen:

15' x 9'8" max (4.57m x 2.95m)

Landing

Bedroom 1:

11'3" x 7'10" (3.43m x 2.39m)

En-Suite:

6'10" x 3'5" (2.10m x 1.05m)

Bedroom 2:

8'7" x 7'8" (2.61m x 2.35m)

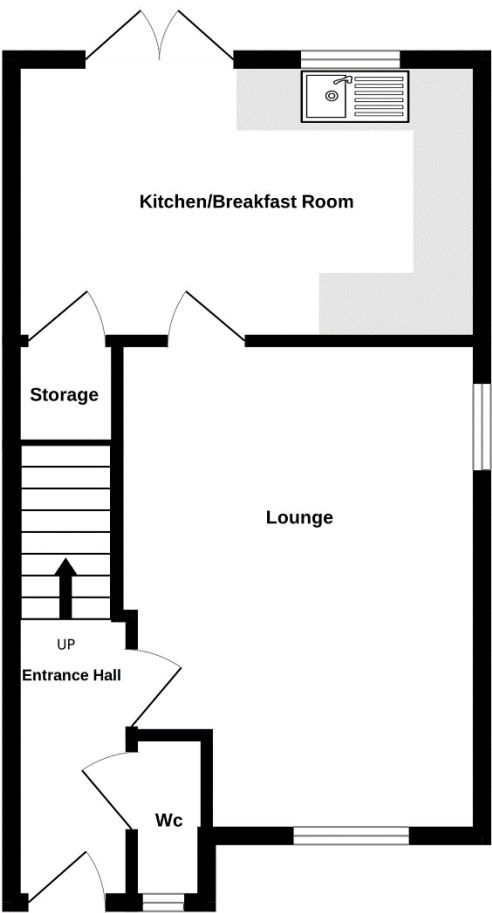
Bedroom 3:

8'11" x 6'2" (2.72m x 1.89m)

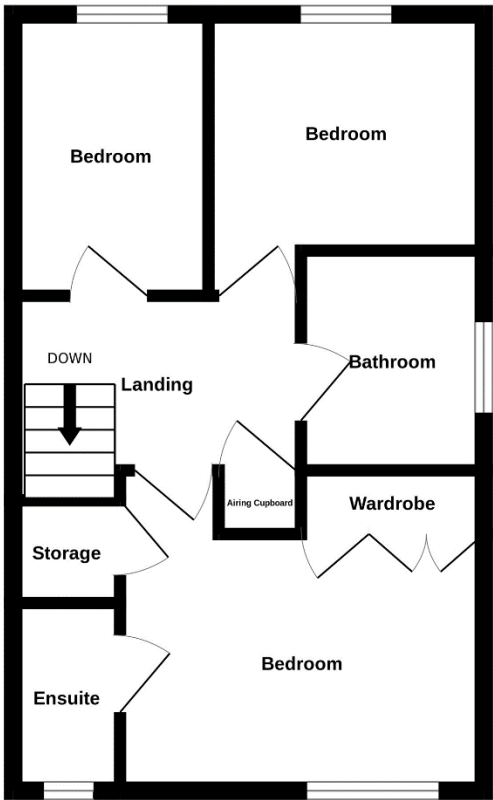
Bathroom:

7' x 5'6" (2.15m x 1.68m)

Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only
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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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