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Kirkpatrick Drive

Wordsley, DY8 5TG

4 2 2 B

Council Tax: E





Kirkpatrick Drive

Wordsley, DY8 5TG

Offers In The Region Of £425,000





Front of the Property
To the front of the property there is block paved driveway with shrub border leading to the open porch, electric door leading to the garage store 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 cupboard, tiled flooring and a central heating radiator.

WC
With a door leading from the hall, WC, wash hand basin, double glazed window to the front, tiled flooring, part tiled walls and a 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, double glazed bay window to the front, electric fireplace, laminate flooring and two central heating radiators.

Sitting/Dining Room
9'0" x 10'8" (2.74 x 3.25)
With double doors opening from the lounge, door leading to the kitchen, double glazed doors leading out to the garden, laminate flooring and a column style central heating radiator.

Kitchen Dining Room
10'8" x 18'0" (3.25 x 5.49)
With a door leading from the hall and dining room this modern fitted kitchen dining room has a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, integrated dishwasher, integrated double electric oven and gas hob with stainless steel cooker hood over, space for an american style fridge/freezer, double glazed patio doors to the rear garden, doors to the dining room and utility room, tiled flooring, recessed spotlights, double glazed window to the rear and a column style central heating radiator.

Utility Room
With a door leading from the kitchen this utility has an integrated fridge/freezer, sink and drainer, plumbing for a washing machine, space for a dryer, double glazed door leading to the side of the property, further door to the garage store, tiled flooring, recessed spotlights and a central heating radiator.

Landing
With stairs leading from the hall, doors to various rooms, loft access with ladders and recessed 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, laminate flooring, open to the dressing area, door leading to the en suite and a central heating radiator.

Dressing Area
Opening from the master bedroom and having built in wardrobes, laminate flooring, 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, tiled flooring, part tiled walls, 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, laminate flooring 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, laminate flooring 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, laminate flooring and a central heating radiator.

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

Garden
With double glazed double doors leading from the kitchen and dining room this low maintenance garden has a patio area with lawn beyond which is bordered with mature plants and shrubs, decked area and a gate providing access to the front of the property.

Garage Store
With a door leading from the utility room, electric roller door to the front, power and lighting.






Road Map



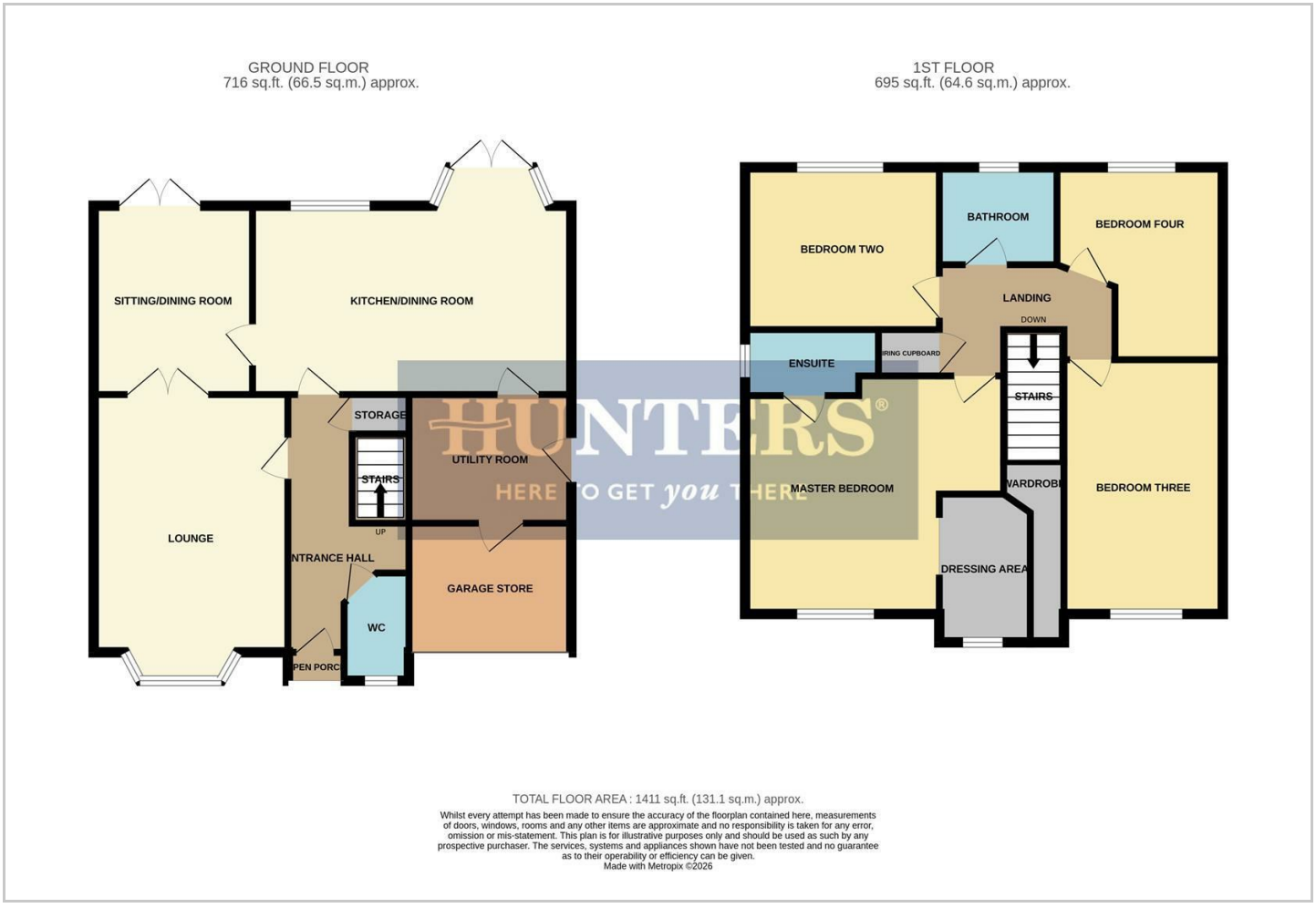
Hybrid Map



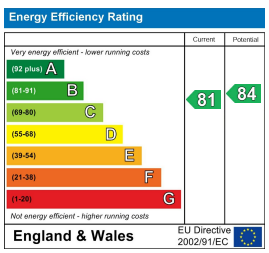
Terrain Map

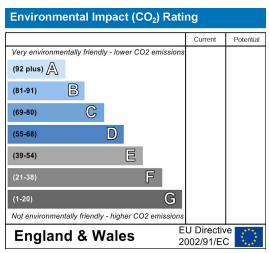


Floor Plan



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.
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