HUNTERS®

HERE TO GET *you* THERE



Balmoral Road

Wordsley, DY8 5HR

5 3 2 C

Council Tax:





Balmoral Road

Wordsley, DY8 5HR

£415,000






Front of the Property

To the front of the property there is a paved driveway with steps leading to the front door, brick wall and sleeper borders with shrubs, there is also a further paved parking area to the side which is ideal for those with a motorhome and a gate providing access to the rear garden.

Entrance Hall

With a double glazed door leading from the front, doors to various rooms, stairs to the first floor landing, laminate floor and a central heating radiator.

Lounge

11'10" x 18'4" (3.6 x 5.6)

With a door leading from the entrance hall, double glazed window to front, double doors to kitchen, laminate flooring, electric fire and a central heating radiator.

Kitchen Dining Room

15'5" x 17'9" (4.7 x 5.4)

With a door leading from the lounge, this kitchen is fitted with a range of high gloss wall and base units, granite work surfaces, tiled splash back, one and a half sink and drainer set into centre island, breakfast bar, integrated dishwasher, space for American style fridge freezer, double oven, gas hob, stainless steel cooker hood over, laminate floor, storage cupboard, doors to various rooms, door to utility, further double glazed french doors to rear and double glazed window to rear.

Utility Room

7'3" x 9'10" (2.2 x 3)

With a door leading from the kitchen dining room this utility is fitted with wall and base units, work surfaces, wall mounted boiler, plumbing for washing machine, space for further appliance, double glazed door and window to garden, laminate floor, further door to shower room and a central heating radiator.

Shower Room

With a door leading from the utility and further door to the ground floor bedroom, this modern re fitted shower room has a shower cubicle, WC, wash hand basin, tiled walls and flooring, extracvtor fan, recessed spotlights, double glazed window to side and a chrome heated towel rail.

Bedroom Four

8'10" x 7'3" (2.7 x 2.2)

With a door leading from the shower room and further door to sitting room, double glazed window to side, storage cupboard, laminate floor and a central heating radiator.

Sitting Room

8'10" x 14'1" (2.7 x 4.3)

With doors leading from the bedroom and entrance hall, front and side double glazed windows and a central heating radiator.

Landing

With stairs leading from the entrance hall and doors to various rooms.

Tel: 01384 443331

Master Bedroom
8'10" x 14'1" (2.7 x 4.3)
With a door leading from the landing, double glazed window to rear, fitted wardrobes, door to en suite and a vertical central heating radiator.

En Suite
With a door leading from bedroom one, corner shower with waterfall shower head and tile surround, WC, wash hand basin set into vanity unit, double glazed window to front and a chrome heated towel rail.

Bedroom Two
8'6" x 11'2" (2.6 x 3.4)
With a door leading from the landing, double glazed window to rear, fitted wardrobes and a central heating radiator.

Bedroom Three
9'2" x 10'2" (2.8 x 3.1)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Five
6'7" x 8'2" (2 x 2.5)
With a door leading from the landing, double glazed window to rear, laminate floor and a central heating radiator.

Bathroom
With a door leading from the landing, corner bath with shower attachment and fitted shower screen, part tiled walls, WC, wash hand basin, double glazed window to front and a heated towel rail.

Garden
With access from the kitchen dining room and utility leading to a substantial decked area with far reaching views, low maintenance patio and chipping stones, steps leading to an artificial lawn which is bordered with mature trees, plants and shrubs, there is also a gate to the side providing access to the parking.









Road Map



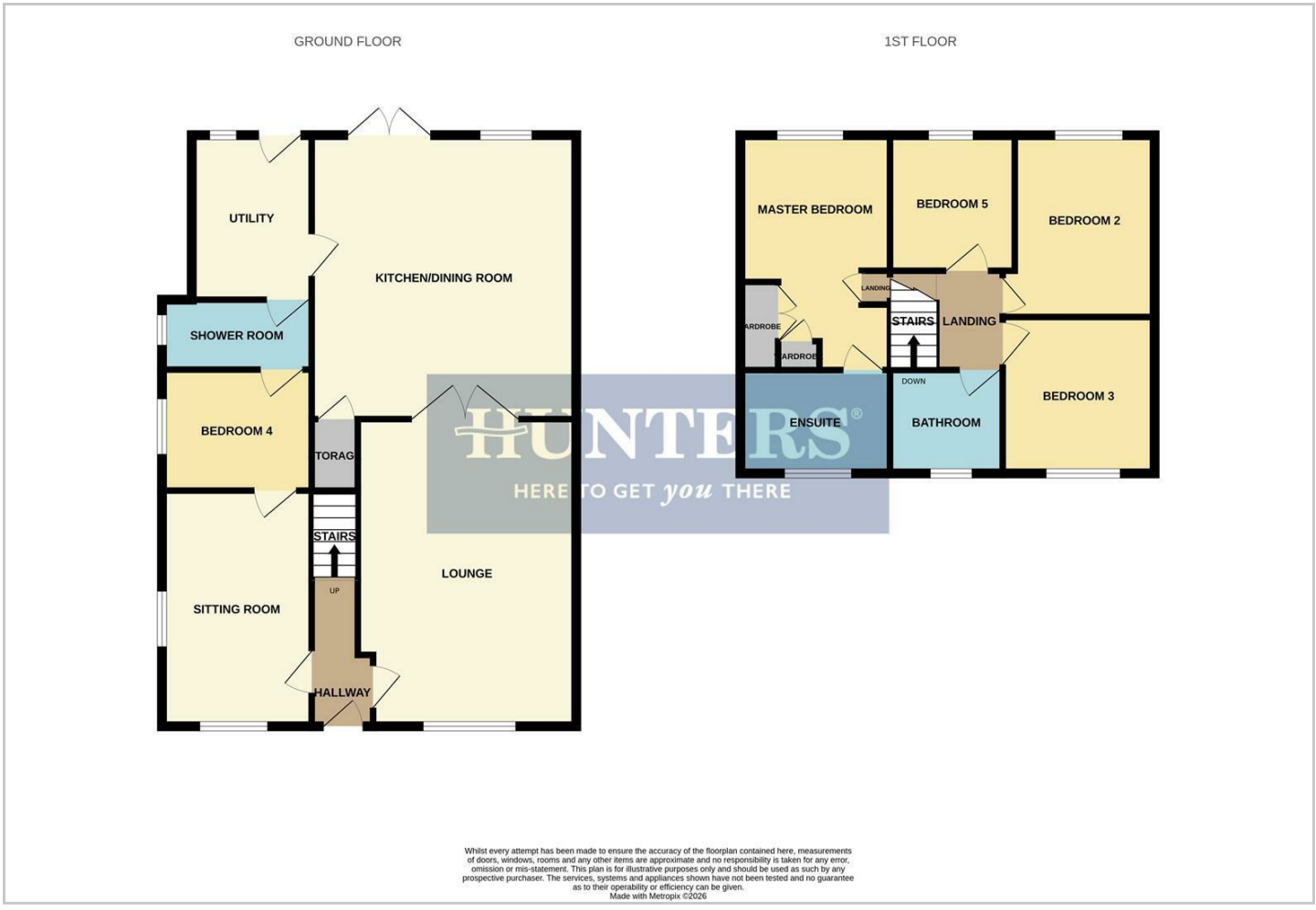
Hybrid Map



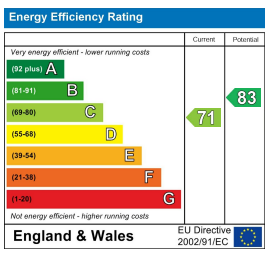
Terrain Map

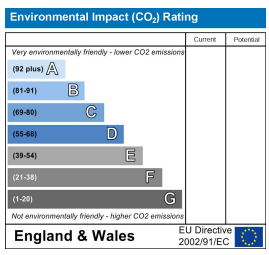


Floor Plan



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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