

**TO LET****£1,700 PCM**

## 8 Drayton Road, Stourbridge, West Midlands, DY9 0DX

A hidden Belle in Belbroughton, this three bedroom semi-detached property has been refurbished and redecorated throughout, and offers a new kitchen, modern bathroom, with new double-glazing and boiler! Having three double bedrooms and a bathroom upstairs, with three reception rooms downstairs, the property could only be improved by views over the village and overlooking the Belbroughton Cricket Club, which it has as well!

Also benefitting from off-road parking and a double garage with light and power, this is one that will have to be seen to be fully appreciated.

Viewings strictly by appointment only. EPC D, Council Tax D. No smokers or pets



- Newly refurbished and decorated
- Semi-Detached House
- Village Location
- Off-Road Parking and Double Garage
- Three Double Bedrooms
- Three Reception Room



3 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

#### Front Garden

Having a shared stoned driveway from the main road, leading to a private stoned driveway for 2-3 cars, there is also lawned area leading towards to the fence boundary with the Belbroughton Cricket Club., a paved pathway with established shrubs leading to the front door and a side patio area.

#### Double Garage

Having two up and over doors, two double glazed windows, power and light, with vent for a tumble dryer, and a sliding door with cat flap.

#### Outer Porch

Having motion-activated light, tiled floor and door to outside W/C

#### Outside W/C

Having tiled floor, ceiling light point, single glazed window and W/C.

#### Kitchen 10'6" x 8'6" (3.22 x 2.60)

Being newly fitted, the kitchen has new tile effect vinyl floor, part tiled walls with a range of wall and base units, stainless steel sink and drainer unit fitted in the roll-top worksurfaces, uPVC double glazed door to the front and double glazed window to the side. There is also space and fitting for a dishwasher, and alcove with a double glazed window to the side, currently housing the boiler and having space and fitting for a washing machine. There is also a radiator, extractor fan, ceiling light point, heat alarm, double glazed window to the other side and doorway to;

#### Reception Room 10'11" x 6'8" (3.33 x 2.04)

Minimum.  
Having new carpet, double glazed window to the side, radiator, ceiling light point and fuseboard.

#### Hallway

Having patterned tiled floor, radiator, ceiling light point, smoke alarm, door to the cellar, stairs to the first floor and wood and single glazed door to the rear porch.

#### Reception Room 10'11" x 11'11" (3.34 x 3.64)

Having radiator, double glazed window to the rear, carpet and ceiling light point.

#### Reception Room 17'10" x 10'11" max 7'4" x 11'10" minimum (5.46 x 3.34 max 2.24 x 3.63 minimum)

Having two radiators, double glazed window to the rear and double glazed patio doors to the front, two ceiling light points and carpet.

#### Stairs and landing

Being carpeted, with loft access, two smoke alarms, two ceiling light points, storage cupboard and double glazed windows to the rear and side.

#### Bedroom 11'0" x 11'11" (3.36 x 3.65 )

Having new carpet, double glazed window to the rear, radiator and ceiling light point.

#### Bedroom 10'10" x 11'11" (3.31 x 3.64 )

Having double glazed window, carpet, double glazed window to the rear, radiator and ceiling light point.

#### Bathroom

Having new wood effect vinyl flooring, shower cubicle with electric shower, hand wash basin, low-level W/C, radiator, recessed ceiling lights and an opaque double glazed window to the rear.

#### Bedroom 10'7" x 11'9" (3.25 x 3.60)

Having carpet, double glazed window to the front, radiator, ceiling light point and loft access.

#### Rear Porch

Accessed via wood and single glazed door and a step from the hallway, the porch has wooden shelves and wood and single glazed windows, with a wood and single glazed door to the rear garden.

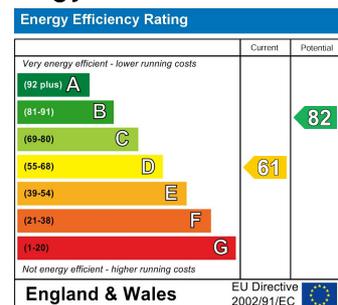
#### Rear Garden

Mainly laid to lawn with hedges to the one side, the garden is unfenced, and has stepped access down to the main road, and paved access through the neighbouring garden. There are some fruit trees currently producing at the time of advertising.

#### Directions

From the Kidderminster office on Franche Road, follow Franche Road to the island and take the third exit onto Proud Cross Ringway. At the next island, take the first exit on to Park Butts Ringway and head straight through the junction onto St Mary's Ringway. Follow the signs for the A456 Birmingham Road until the turn-off for the B4188 to Belbroughton. Follow this road until you see the signs for Belbroughton Cricket Club. The turning for the driveway is on the left, immediately after the cricket club.

## Energy Performance Ratings



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