

HUNTERS®

HERE TO GET *you* THERE



Balmoral Road

Wordsley, DY8 5JB



Council Tax: C



Balmoral Road

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£239,995



Front Of The Property

To the front of the property there is a good sized driveway with shrub borders, the driveway leads down to the garage, there is a door to the side leading to the entrance hall and gated side access.

Entrance Hall

With a double glazed door to side, stairs to the first floor landing and doors to various rooms.

Lounge

15'8" x 10'2" (4.8 x 3.1)

With a door leading from the entrance hall, double glazed windows to front and side, gas fire and a central heating radiator.

Kitchen

9'10" x 7'2" (3 x 2.2)

With a door leading from the entrance hall, fitted wall and base units, work surfaces, stainless steel sink and drainer, space for cooker, plumbing for washing machine, wall mounted boiler, tiled floor, double glazed window to rear and double doors to the dining room.

Dining Room

10'2" x 8'2" (3.1 x 2.5)

With double doors from the kitchen, double glazed sliding door to rear garden, storage cupboard and a central heating radiator.

Landing

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

Bedroom One

10'5" x 9'10" (3.2 x 3)

With a door leading from the landing, double glazed window to rear, storage cupboard and a central heating radiator.

Bedroom Two

10'5" x 9'10" (3.2 x 3)

With a door leading from the landing, double glazed window to front and side, storage cupboard and a central heating radiator.

Bedroom Three

7'6" x 5'10" (2.3 x 1.8)

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed window to rear and a chrome heated towel rail.

Garden

With access from the dining room to a patio area, lawn beyond with further patio, shrub borders and gated side access.

Garage

15'8" x 9'2" (4.8 x 2.8)

With an up and over door to front, power and light.



An aerial photograph of a suburban area. A red location pin is placed on a residential street. The text 'King George V Park' is visible in the upper right corner. The Google logo is in the bottom left corner.

The floor plan is divided into two main sections: the ground floor and the first floor. The ground floor (bottom left) features a large lounge, a dining room, a kitchen with a cupboard, and a central hall with stairs leading up. A large garage is attached to the side. The first floor (top right) consists of three bedrooms, a bathroom, and two wardrobes, with a landing area and stairs leading down. A central blue banner with the text 'HUNTERS' and 'HERE TO GET you THERE' is overlaid on the plan.

GROUND FLOOR

1ST FLOOR

HUNTERS
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GROUND FLOOR: DINING ROOM, KITCHEN, CUPBOARD, STAIRS, UP, HALL, LOUNGE, GARAGE.

1ST FLOOR: BEDROOM 1, BEDROOM 2, BEDROOM 3, BATHROOM, CUPBOARD, LANDING, DOWN, STAIRS, WARDROBE, WARDROBE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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