

# HUNTERS<sup>®</sup>

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## Balmoral Road

Wordsley, DY8 5JY



Council Tax: C



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£315,000



## Front Of The Property

To the front of the property is a block paved driveway leading to the entrance porch.

## Porch

With double glazed doors from the front, tiled floor, double glazed composite door to hall and a double glazed window to rear.

## Entrance Hall

With a double glazed composite door from the porch, stairs to the first floor landing, doors to rooms, storage cupboard, laminate floor and a central heating radiator.

## Lounge Dining Room

21'3" x 11'5" (6.5 x 3.5)

With a door leading from the entrance hall, double glazed window to front, laminate floor, gas fire with decorative surround, double glazed doors to rear garden, door to kitchen and two central heating radiator.

## Kitchen

15'1" x 9'10" max (4.6 x 3 max)

With doors leading from the hall and dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with splashback, double electric oven, gas hob with stainless steel cooker hood, full length integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, boiler cupboard, double glazed door to rear, recessed spotlights, two double glazed windows to rear, storage cupboard, karndean floor and a central heating radiator.

## Bedroom Four

15'5" x 7'6" (4.7 x 2.3)

With a door leading from the entrance hall, double glazed window to front, fitted wardrobes and a central heating radiator.

## Landing

With stairs leading from the entrance hall, double glazed window to side, doors to rooms and airing cupboard.

## Bedroom One

11'1" x 6'6" (3.38m x 1.98m)

With a door leading from the landing, fitted wardrobes, drawers and bedside tables, double glazed window to front and a central heating radiator.



### Bedroom Two

9'6" x 8'2" (2.9 x 2.5)

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

### Bedroom Three

6'6" x 5'6" (2 x 1.7)

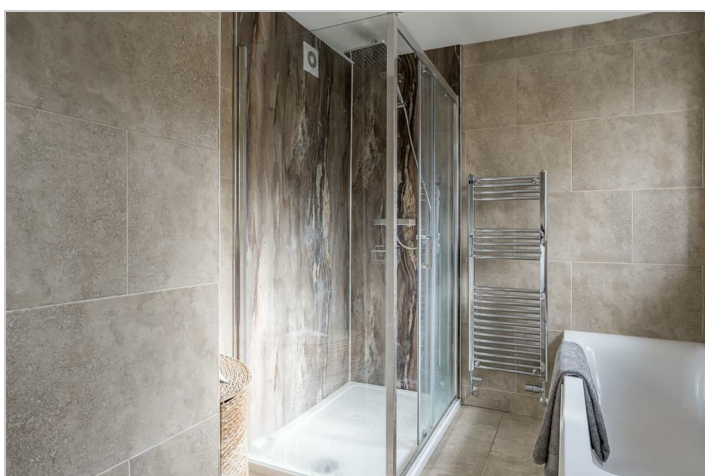
With a door leading from the landing, double glazed window to side and a central heating radiator.

### Bathroom

With a door leading from the landing this stunning extended family bathroom has a double shower cubicle with waterfall shower head and separate shower attachment, separate bath, WC, wash hand basin set into vanity unit, two double glazed windows to rear, extractor fan, tiled floor and walls, loft access, recessed spotlights and a central heating radiator.

### Garden

With a double glazed door leading from the kitchen and a further sliding patio doors leading from the dining room, this private rear garden has a patio area with steps to lawn, there is a gravelled area to the side and raised borders to the rear of the garden.



Road Map



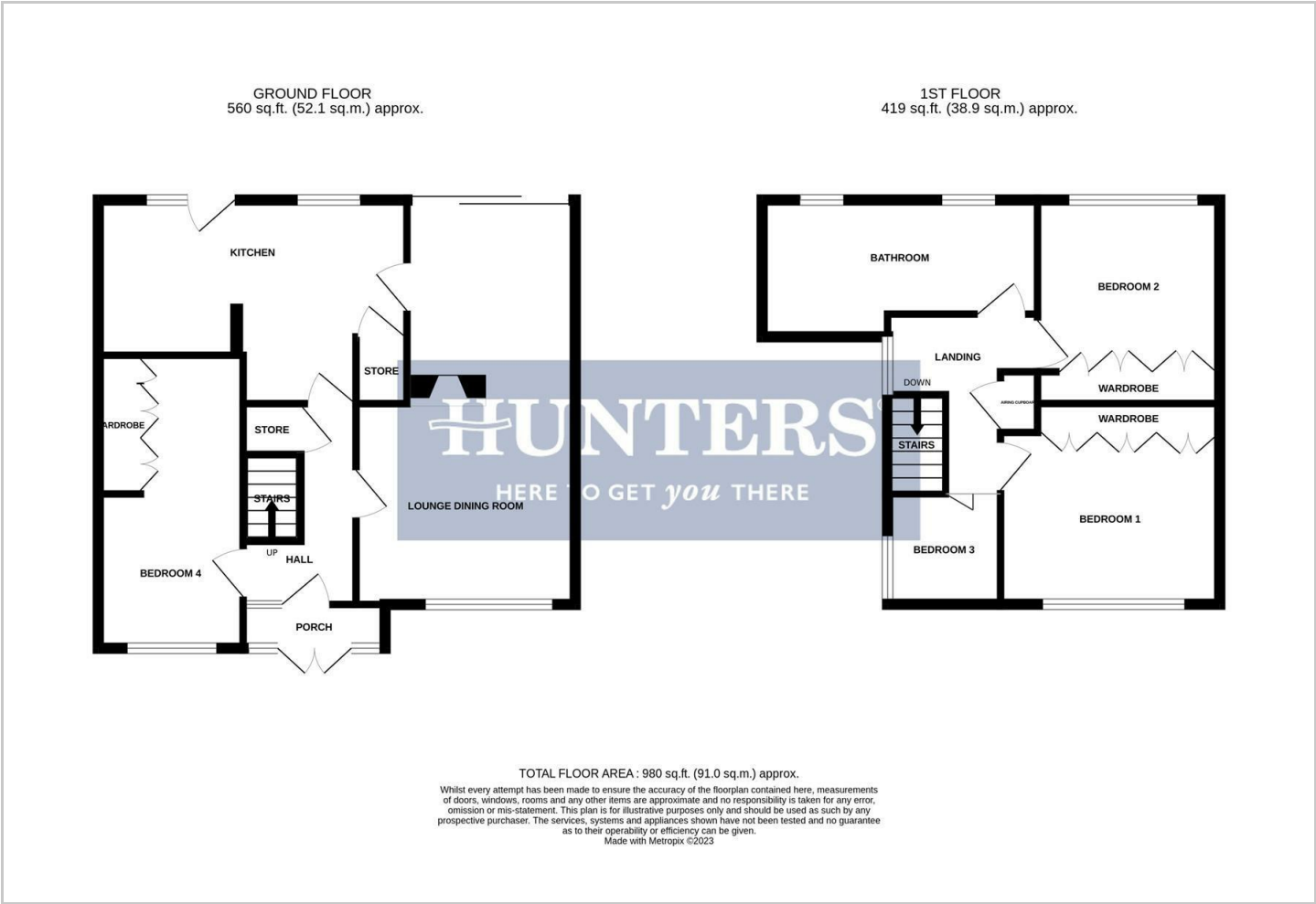
Hybrid Map



Terrain Map

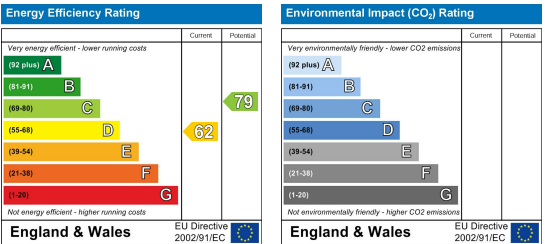


Floor Plan



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.