

# HUNTERS®

HERE TO GET *you* THERE



## Balmoral Road

Stourbridge, DY8 5HR



Council Tax: D



# Balmoral Road

Stourbridge, DY8 5HR

Offers In Excess Of £250,000



## Front Of The Property

With a tarmacadam driveway, grey slate borders and path to front door.

## Entrance Hall

With a double glazed door to front, double glazed window to front, tiled floor, stairs to the first floor landing, door to lounge and a central heating radiator.

## Lounge Diner

21'10" x 12'0" (6.67 x 3.66 )

With a door leading from the entrance hall, double glazed window to front, electric fire with decorative surround, patio door to kitchen diner and further door to kitchen.

## Kitchen

22'3" x 7'6" (6.79 x 2.29 )

With a patio door from the lounge, fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for cooker, plumbing for dishwasher, space for washing machine, space for fridge freezer, under stairs storage cupboard, breakfast bar and an archway opening to the dining area.

## Dining Area

13'1" x 7'1" (3.99 x 2.17 )

With space for a dining table, two double glazed windows to rear, hatch to underfloor storage area and a door to rear hall.

## Rear Hall

With double glazed doors to front and rear, tiled floor and door to cloakroom/utility.

## Cloakroom/Utility

With a door leading from the rear hall, WC, wash hand basin, space for tumble dryer, wall mounted boiler, window to rear and tiled floor.

## Landing

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

Tel: 01384 443331



### Bedroom One

10'4" x 9'3" (3.17 x 2.84)

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

### Bedroom Two

11'3" x 8'7" (3.45 x 2.62)

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

### Bedroom Three

8'2" x 6'8" (2.49 x 2.04)

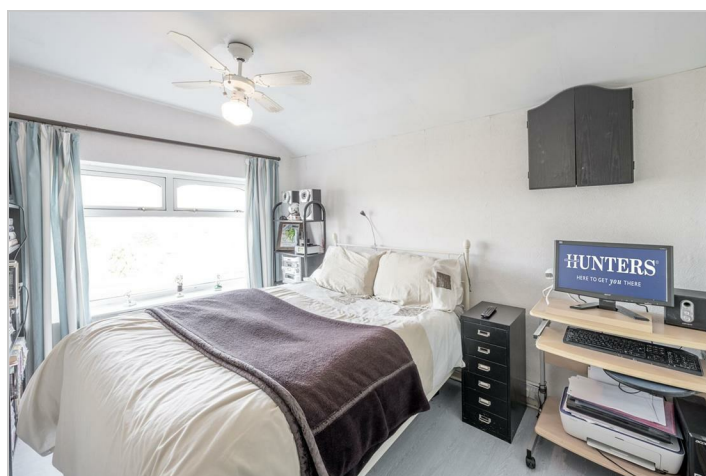
With a door leading from the landing, double glazed window to rear and a central heating radiator.

### Bathroom

With a door leading from the landing, double glazed window to side, bath, WC, wash hand basin, part tiled walls and a storage cupboard.

### Garden

With a double glazed door from the rear hall to a patio area, outside tap and outdoor lighting, steps down to slate chipping stone, shrub borders and a garden shed.



The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

**Ground Floor:**

- Entrance Hall:** Located at the bottom left, featuring an 'UP' arrow pointing to the stairs.
- Lounge/Diner:** A large central area.
- Kitchen:** Located to the left of the lounge/diner.
- Dining Area:** Located to the right of the kitchen.
- Utility Room:** Located to the left of the kitchen, containing a 'WC' (toilet).
- Stairs:** Located between the lounge/diner and the kitchen, with an 'UP' arrow.
- Torag:** A small storage area located between the lounge/diner and the kitchen.

**1st Floor:**

- Bedroom One, Bedroom Two, Bedroom Three:** Three bedrooms located on the right side of the floor plan.
- Bathroom:** Located at the bottom left of the 1st floor, containing a 'WC' (toilet).
- Stairs:** Located between the bedrooms and the bathroom, with a 'DOWN' arrow.
- Torag:** A small storage area located between the stairs and the bathroom.

A large watermark 'HUNTERS' is overlaid across the center of the plan, with the tagline 'HERE TO GET you THERE' below it.

Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 81 Potential: 85

92 (plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2010/66/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 81 Potential: 85

92 (plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
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Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2010/66/EC

**England & Wales**

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