

# The Court House, 36 Barnetts Lane

KIDDERMINSTER | WORCESTERSHIRE | DY10 3HH









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Kidderminster 1.3 miles | Worcester 13 miles | Birmingham 17 miles |  
(all mileages are approximate)

## A CHARMING AND CHARACTERFUL THREE BEDROOM DETACHED HOME

Beautifully presented accommodation with character features

Providing circa 1933 sq ft of modern living

Mature landscaped gardens with patio and lawn

Popular Barnetts Lane location close to amenities

Large driveway and detached garage



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Halls are delighted with instructions to offer for sale this charming and characterful three-bedroom detached home, delightfully positioned along the sought-after Barnetts Lane in Kidderminster.

The property offers well-proportioned and beautifully maintained accommodation, combining traditional features with modern comfort. The ground floor provides a welcoming reception hall, spacious living room, modern fitted kitchen, and dining area, while the first floor offers three bedrooms and a family bathroom.

Externally, the property is complemented by attractive landscaped gardens, a large driveway providing ample off-road parking, and a detached garage. The setting offers an appealing blend of privacy and convenience, with local schools, amenities, and transport links all within easy reach.

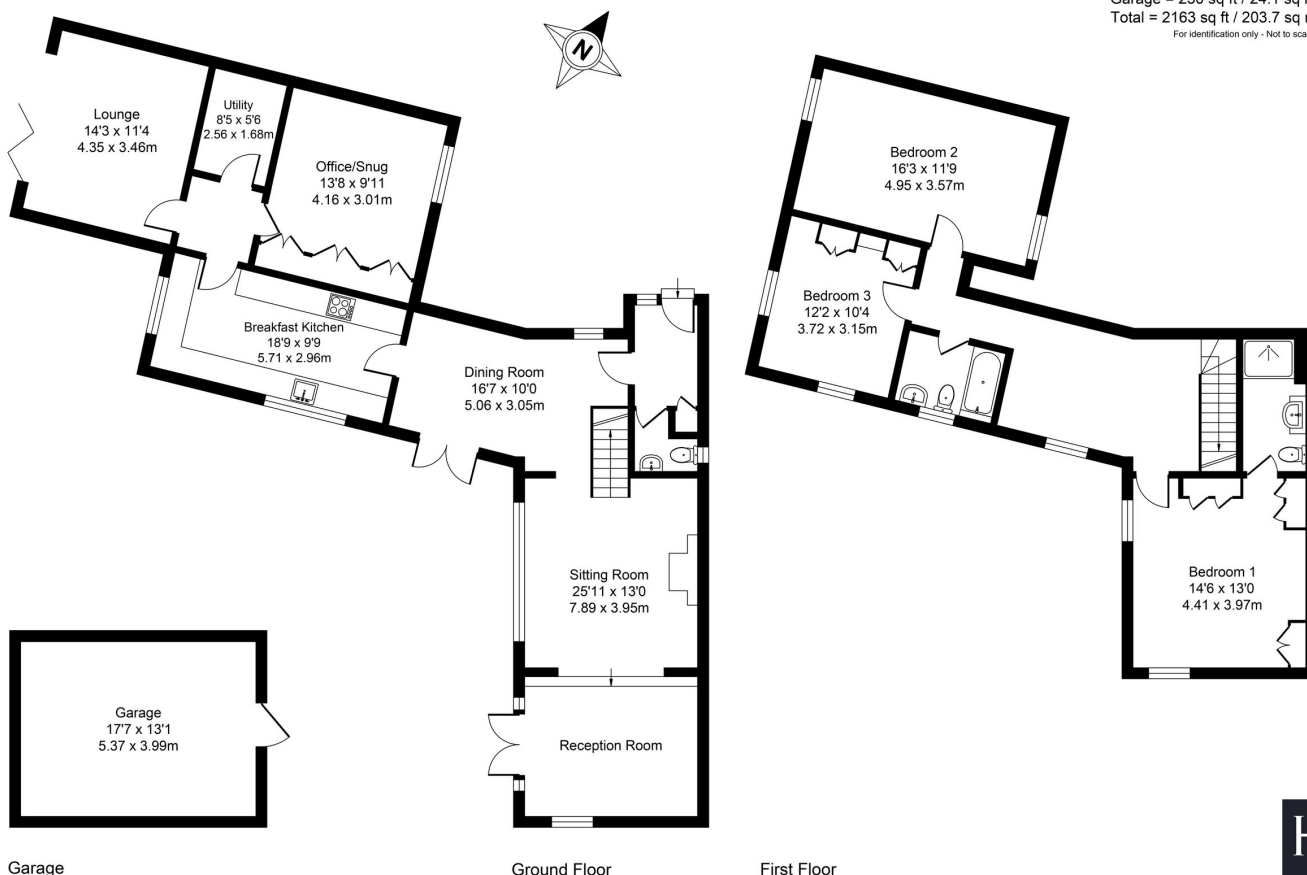
## SITUATION

Barnetts Lane is a sought-after address, ideally situated for access to local amenities, schools, and transport links. Kidderminster town centre is just a short distance away, offering a wide range of shops, cafés, and restaurants, as well as excellent rail connections to Birmingham, Worcester, and London. The surrounding area provides easy access to the Wyre Forest and Severn Valley, ideal for walking, cycling, and other leisure pursuits.

## PROPERTY

The property opens with a glazed entrance porch leading into a light-filled and welcoming hallway. Immediately, the sense of space, design and quality is evident — with neutral tones, elegant finishes and carefully considered interior styling that carries throughout the home.

To the rear of the property lies a stunning open-plan sitting and dining room, styled to a show-home standard. The sitting area is an inviting space, enjoying



Garage

Ground Floor

First Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no responsibility is taken for any error.

wide glazed doors that open onto the garden terrace and a contemporary wood-burning stove for cosy evenings. Underfoot, the space is anchored by imported natural stone flooring sourced from Bali, which delivers both luxury and visual warmth, a true statement of the property's bespoke craftsmanship.

The kitchen has been thoughtfully refitted with bespoke shaker-style cabinetry in a muted green, topped with solid-surface worktops.

A galleried staircase rises to a bright and airy landing, where a large feature window frames tranquil views of the surrounding trees and gardens.

The principal bedroom occupies its own wing and has been styled with flair featuring a striking wallcovering, soft finishes and modern lighting. There is a dedicated dressing area and access to a luxurious en-suite shower room complete with walk-in shower.





Two further double bedrooms are located to the opposite end of the landing, both spacious and individually styled, with ample light and storage. One room is currently configured with a workstation, highlighting the flexibility of the layout.

The main family bathroom is a true centrepiece of the home a beautifully appointed sanctuary with a freestanding bath, double washbasins and walk-in rainfall shower. The neutral palette, bold black accents and natural textures combine to deliver a serene, spa-like feel.

### GARDENS/OUTSIDE

The home enjoys an elevated corner plot, approached by a sweeping private drive that leads to an electric gated entrance and detached garage. Mature trees and planting frame the plot, offering privacy and tranquility from the outset.

To the rear, the fully landscaped garden has been designed for modern outdoor living with extensive porcelain tiled terraces, tiered planters, and a series of zones ideal for lounging, entertaining or dining. A bespoke pergola-covered BBQ area with integrated seating and lighting creates a standout space for alfresco evenings.

The garden is secure, private, and beautifully maintained a continuation of the home's attention to quality and lifestyle.



## SCHOOLING

The area is served by a selection of highly regarded schools including St Catherine's CE Primary School, Holy Trinity School, and King Charles I School. Independent schooling is available nearby at Heathfield Knoll School in Wolverley and RGS Worcester.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

## LOCAL AUTHORITY

Wyre Forest District Council  
Tel: 01562 732928

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

What3Words ///Shout.clash.topic

From the Halls Kidderminster Office on Franche Road, head south and turn left onto Chester Road North (A449). Continue straight and turn left onto Barnetts Lane, where the property will be found on the left-hand side, identified by the Halls for sale board.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







