

HUNTERS[®]

HERE TO GET *you* THERE



Barnett Lane

Kingswinford, DY6 9PN



Council Tax: E



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£475,000



Front Of The Property

Accessed via gates to the front of the property leading to a block paved driveway, lawn to the side with shrubs and trees, electric roller door leading to the garage, double glazed door leading to the porch and gated side access.

Porch

With a double glazed door to front, tiled floor, double glazed windows to side, recessed spotlights and a door to entrance hall.

Entrance Hall

With a door leading from the porch, doors to rooms, stairs to the first floor landing and a central heating radiator.

Lounge

18'8" x 12'5" (5.7 x 3.8)

With a door from the entrance hall, open to sitting room, double glazed bay window to front, gas fire and a central heating radiator.

Sitting Room

14'1" x 9'6" (4.3 x 2.9)

Opening from the lounge, double glazed doors to rear, further door to the dining room and a central heating radiator.

Dining Room

18'8" x 9'10" (5.7 x 3)

With a door leading from the entrance hall, double glazed patio doors leading to the rear garden, open to the kitchen, laminate flooring, door to the sitting room and a central heating radiator.

Kitchen

25'3" x 9'10" (7.7 x 3)

Opening from the dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with matching upstands, one and a half sink and drainer, integrated dishwasher, washing machine, double electric oven and microwave, corner storage pantry, space for fridge freezer, double glazed windows to rear and side, two skylight windows, recessed spotlights, door to the inner hall, laminate flooring and a central heating radiator.

Inner Hall

With a door leading from the kitchen and doors to the cloakroom and garage, tiled floor, recessed spotlights and a central heating radiator.

Cloakroom

With a door from the inner hall, WC, wash hand basin, tiled floor, skylight window, recessed spotlights, extractor fan and a central heating radiator.

Garage

13'9" x 7'10" (4.2 x 2.4)

With an electric roller door to front, power, light and door to the inner hall.

Landing

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

Bedroom One

11'9" x 9'10" (3.6 x 3)

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

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin, double glazed window to side, boiler, shaver point, extractor fan, part tiled walls, tiled floor and a chrome heated towel rail.

Bedroom Two

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

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

Bedroom Three

9'10" x 8'10" (3 x 2.7)

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

Bedroom Four

10'2" x 7'2" (3.1 x 2.2)

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

Bathroom

With a door from the landing this modern fitted family bathroom has a roll top bath with shower attachment, WC, wash hand basin, double glazed window to side, recessed spotlights, tiled floor and walls, shaver point and a chrome heated towel rail.

Garden

With access via double glazed patio doors from the dining room and sitting room to a private patio with lawn beyond which is bordered with mature shrubs and a pear tree, there is a path leading to a further secluded garden area which has gravelled areas with a path and mature shrubs.



Road Map



Hybrid Map



Terrain Map

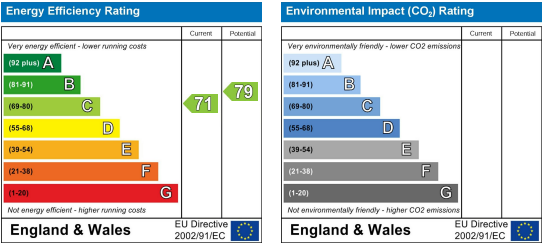


Floor Plan



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 Graph



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.