

# HUNTERS<sup>®</sup>

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## Barnett Close

Kingswinford, DY6 9PW

Asking Price £475,000



Council Tax: E



# 1 Barnett Close

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## Front of the Property

To the front of the property there is a spacious block paved driveway, raised wall with decorative slate and shrubs, double doors leading to the garage and a double glazed door leading to the porch.

## Porch

With a double glazed door leading from the front of the property, double glazed windows to the front and side, laminate flooring and a door leading to the hall.

## Entrance Hall

With a door leading from the porch, stairs leading to the first floor, doors to the lounge and kitchen, laminate flooring, useful storage cupboard and a central heating radiator.

## Lounge Dining Room

11'11" x 23'11" (3.63 x 7.29)

With a door leading from the hall, double glazed doors leading to the rear garden, double glazed window to the rear, gas fire with decorative surround and two central heating radiators.

## Kitchen Breakfast Room

12'5" x 15'2" (3.78 x 4.62)

With a door leading from the hall this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, space for a range cooker with a stainless steel cooker hood over, integrated fridge, breakfast bar, a central heating radiator, double glazed window to the front, doors to the utility room and lobby.

## Utility Room

With a door leading from the kitchen breakfast room,

fitted with base cupboard units, stainless steel sink and drainer, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, double glazed window and door leading to the rear garden.

## Lobby

With a door leading from the kitchen and further doors to the cloakroom and a double glazed door leading to the front of the property.

## WC

With a door leading from the lobby, WC, wash hand basin with tiled splash back and a double glazed window to the front.

## Landing

With stairs leading from the hall, doors to various rooms, double glazed window to the front and loft access.

## Bedroom One

12'0" x 14'9" (3.66 x 4.5)

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

## Bedroom Two

8'4" x 12'3" (2.54 x 3.73)

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

## Bedroom Three

8'9" x 12'0" (2.67 x 3.66)

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

## Bedroom Four

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

## Bathroom

8'2" x 9'0" (2.49 x 2.74)

With a door leading from the landing, bath with shower over, WC, wash hand basin with tiled splash back, part tiled walls, double glazed window to the front and a central heating radiator.

## Shower Room

6'0" x 8'10" (1.83 x 2.69)

With a door leading from the landing, shower cubicle, WC, wash hand basin with vanity unit, part tiled walls, double glazed window to the front and a central heating radiator.

## Garden

With double glazed doors from the lounge dining room and a further double glazed door from the utility room to a patio area with lawn beyond which is bordered with various shrubs, to the rear of the garden there is a sheltered seating area with artificial grass and a brick built storage shed.

## Garage

8'0" x 16'4" (2.44 x 4.98)

With double doors leading from the front of the property, power and lighting.



## Road Map



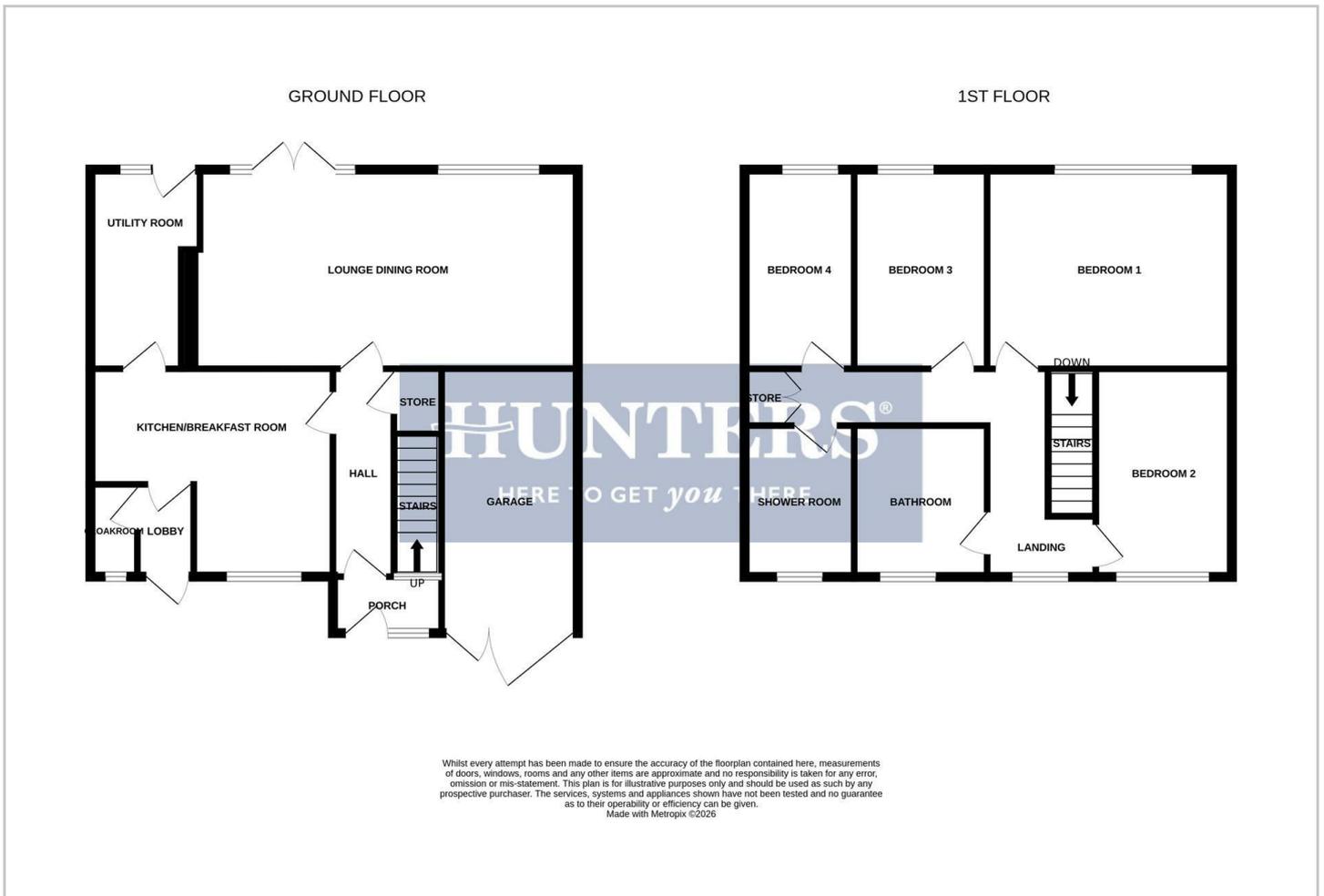
## Hybrid Map



## Terrain Map



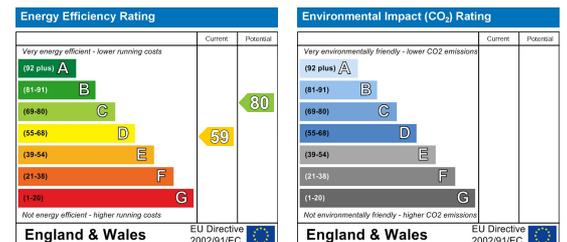
## Floor Plan



## Viewing

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.