

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barnett Lane

Stourbridge, DY8 5PX

£270,000



# 56 Barnett Lane

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## Front of the Property

With a tarmac driveway to front, wrought iron gates, double glazed door to side and door to utility room.

## Entrance Hall

With a double glazed door to side, doors leading to various rooms and loft access.

## Lounge

18'7" x 7'7" (5.67 x 2.32)

With a door leading from the entrance hall, gas fire with decorative surround, sliding door to kitchen, double glazed sliding door to conservatory and two central heating radiators.

## Kitchen

8'0" x 8'0" (2.46 x 2.44)

With a sliding door leading from the lounge, range of fitted wall and base units with worksurfaces over and tiled splash back, one and a half bowl stainless steel sink and drainer, plumbing for dish washer, integrated oven, induction hob, opening to utility room, and a double glazed window to rear.

## Conservatory

9'1" x 14'9" (2.78 x 4.5)

With a double glazed sliding door leading from the lounge, double glazed windows to side and rear and double glazed french doors to garden.

## Bedroom One

9'8" x 11'7" (2.95 x 3.55)

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

## Bedroom Two

9'11" x 6'0" (3.04 x 1.85)

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

## Shower Room

5'4" x 7'4" (1.64 x 2.24)

With a door leading from the entrance hall, WC, wash hand basin, walk in shower cubicle, tiled walls, double glazed window to side, extractor fan and a chrome heated towel rail.

## Utility Room

11'6" x 7'7" (3.51 x 2.32)

With an opening from the kitchen, door to front, double glazed window to front, plumbing for washing machine, space for tumble dryer, door to garden and sliding door to store.

## Store

7'7" x 7'7" (2.33 x 2.32)

With a sliding door leading from the utility, fitted wall and base units, wash hand basin, window to rear and door to garden.

## Garden

With doors leading from the conservatory, store and utility room, lawn area with mature shrub borders, outdoor tap, patio area, garden shed and outdoor power point.



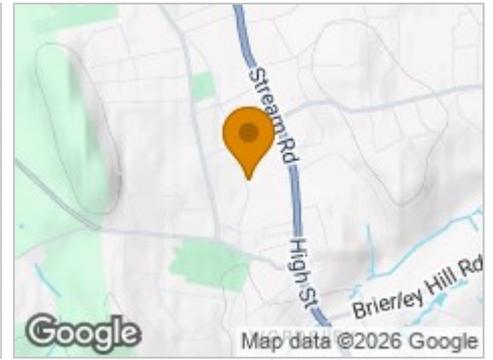
## Road Map



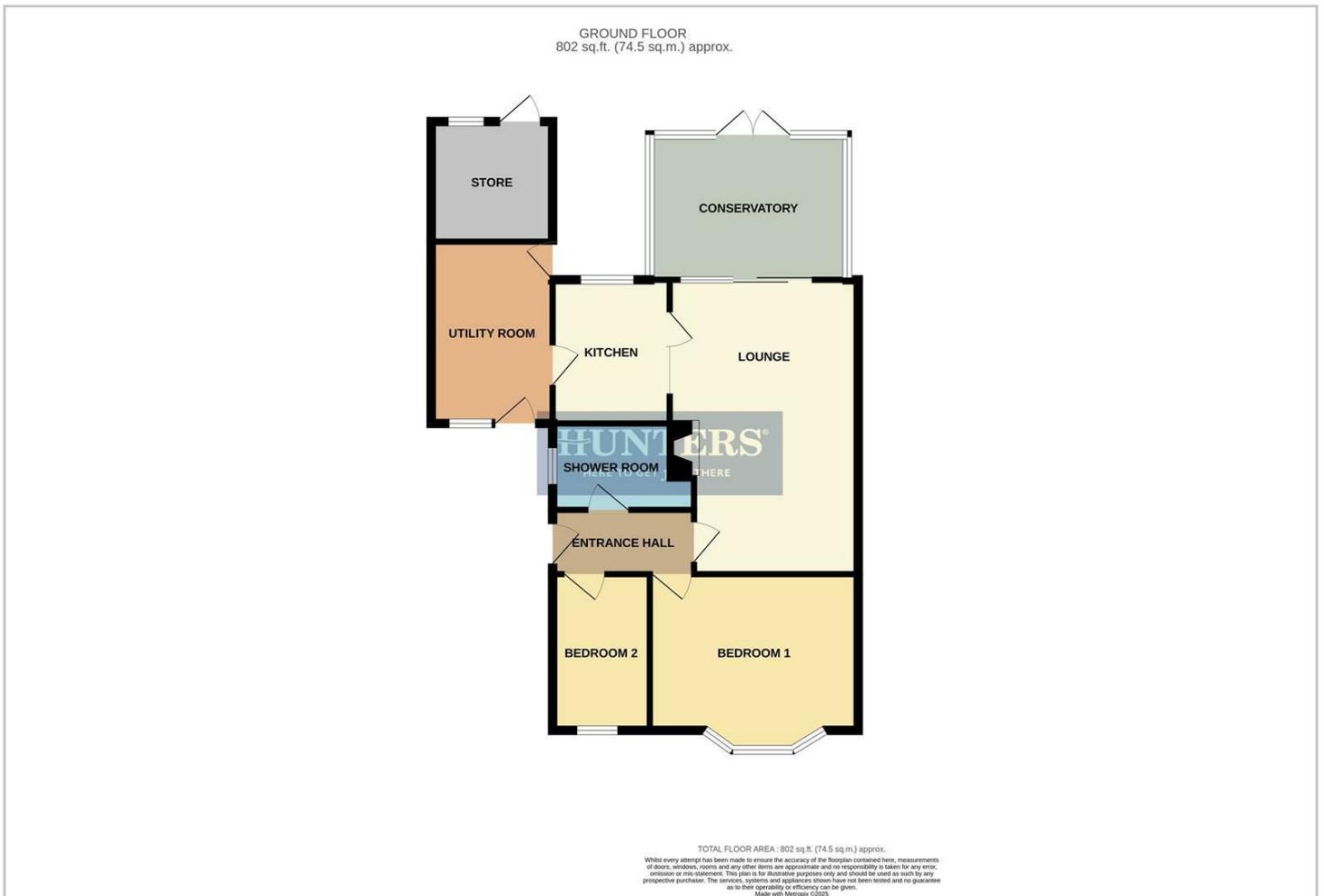
## Hybrid Map



## Terrain Map



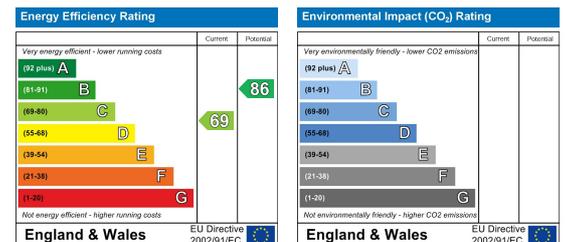
## Floor Plan



## 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.