



Barnett Lane, Kingswinford, DY8 5PS

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## Barnett Lane, Kingswinford, DY8 5PS

Having been expensively appointed and impressively extended, this four bedroom detached family home offers an abundance of living space whilst also having a gorgeous large private rear garden. The property to the ground floor comprises: storm porch, entrance hall, dining room with bay window, lounge with log burning stove, modern re fitted kitchen with bi folding doors, conservatory, utility room, office/playroom and a ground floor cloakroom. To the first floor there are three good sized bedrooms, family bathroom and an en suite to the fourth bedroom. Having been extended into the loft, the sellers have added a superb master suite with fitted wardrobes and an en suite. To the rear of the property is a stunning private rear garden which is perfect for those who love to entertain or with young families, the property also benefits from having a driveway. Well positioned within the catchment area of sought after primary and secondary schools, this beautiful home is also within easy reach of Kingswinford village which boasts an array of amenities including doctors, shops, butchers and pubs.







#### **Front of the Property**

To the front of the property there is a spacious driveway leading to the storm porch and front door, dwarf wall to front with iron railings.

#### **Storm Porch**

With an original wooden door leading to the entrance hall.

#### **Entrance Hall**

With an original wood door leading from the storm porch, wood flooring, solid wood staircase leading to the first floor, doors to the dining room and kitchen, a useful under stairs storage cupboard and a central heating radiator.

#### **Dining Room**

14'1" into bay x 10'9"

With a door leading from the hall, double glazed bay window to the front, opening to the lounge with a wood beam and a central heating radiator set into the bay.

#### **Lounge**

16'4" x 10'9"

Opening from the dining room and having a log burner with wood hearth, solid wood double glazed double doors leading to the conservatory and a central heating radiator.

#### **Kitchen Dining Room**

21'3" x 11'1"

With a door leading from the hall this modern kitchen has been re fitted with a range of wall and base units, quartz work surfaces with matching up stands and breakfast bar, five ring gas hob with stainless steel cooker hood, two electric ovens, one and a half bowl sink and drainer, integrated dishwasher and wine cooler, space for an American fridge/freezer, glass lantern, bi folding doors leading to the rear garden, door to the utility room, open to the conservatory and a central heating radiator.



**Conservatory**

14'5" x 10'5"

Opening from the kitchen this lovely open plan family area has a ceiling light and fan, double glazed double doors leading to the garden, double glazed windows to the side and rear, doors leading through to the lounge and a central heating radiator.

**Utility Room**

With a door leading from the kitchen and further doors to the cloakroom and office/playroom, there is space for a dryer, plumbing for a washing machine and a central heating radiator.

**Cloakroom**

With a door leading from the utility room, wash hand basin and WC.

**Office/Playroom**

15'8" x 7'2"

With a door leading from the utility room this room has a double glazed window to the front and a central heating radiator.

**Landing**

With stairs leading from the hall, doors to various rooms, door with further landing and stairs to the master bedroom.

**Bedroom Two**

14'5" into bay x 10'9"

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

**Bedroom Three**

13'9" x 13'9"

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





#### **Bedroom Four**

14'5" x 10'9"

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

#### **En Suite**

With a door leading from the master bedroom, shower cubicle, wash hand basin, WC, extractor fan, recess spotlights and fully tiled walls and flooring.

#### **Bathroom**

With a door leading from the landing this family bathroom has a shower cubicle, roll top bath with metal claw feet, wash hand basin, WC, chrome heated towel rail, boiler, fully tiled walls and flooring, recess spotlights and a double glazed window to the rear.

#### **Master Bedroom with En Suite**

18'8" x 16'4"

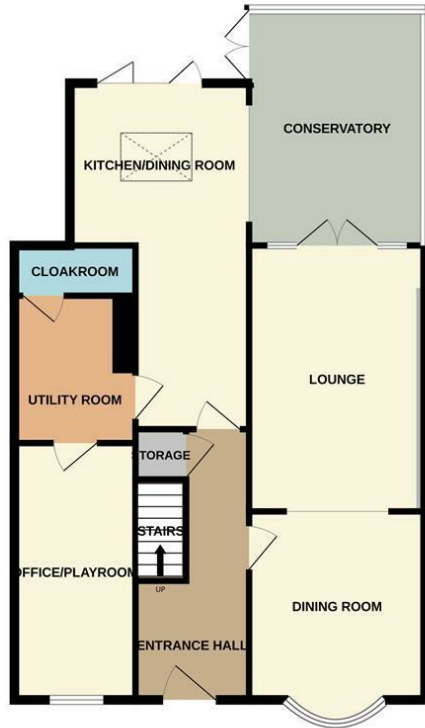
With stairs leading from the landing this impressive master suite has fitted wardrobes and cupboards, four skylight windows, recessed spotlights and is open to an en suite which includes a shower cubicle with waterfall shower and separate shower attachment, WC, wash hand basin, chrome heated towel rail and an extractor fan.

#### **Garden**

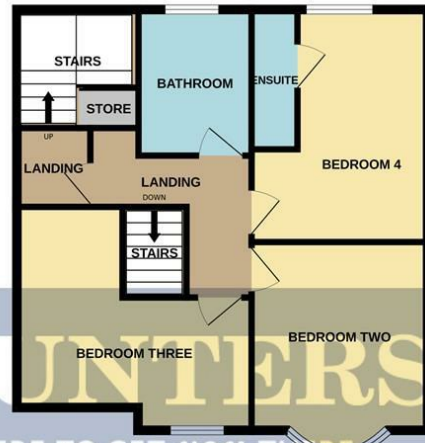
With access via bi folding doors leading from the kitchen and further double glazed doors from the conservatory this lovely spacious and private rear garden has a decked area which is perfect for outside dining and entertaining, following that there is a patio area with lawn beyond which is bordered on one side with various shrubs and at the bottom of the garden there are two garden sheds, wood store and playhouse.

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. 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.

GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

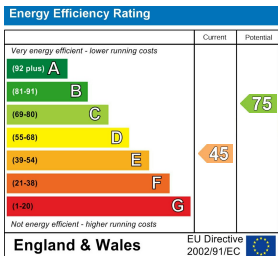


2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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