

# HUNTERS®

HERE TO GET *you* THERE



## Barnett Lane

Wordsley, DY8 5PZ



Council Tax:





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£300,000



## Front of the Property

To the front of the property is a tarmac driveway with paved border, raised brick border with chipping stones, steps leading to the front door, EV charger, electric roller door leading to the garage and a gate leading to the rear garden.

## Entrance Hall

14'1" x 5'6" (4.3 x 1.7)

With a double glazed door leading from the front of the property, open to the kitchen dining room, doors to the lounge and WC, LVT flooring, stairs to the first floor and a column style central heating radiator.

## WC

With a door leading from the entrance hall, WC, wash hand basin, double glazed window to the side, part tiled walls, extractor fan, recessed spotlight and a useful storage cupboard.

## Lounge

14'1" + bay x 10'2" (4.3 + bay x 3.1)

With a door leading from the entrance hall this cosy lounge has a double glazed bay window to the front with built in storage, wall mounted electric fire and a central heating radiator.

## Kitchen Dining Room

16'0" x 15'5" (4.9 x 4.7)

Opening from the entrance hall this expensively appointed and extended open plan kitchen dining room has a feature island with oak surface and breakfast bar, a range of shaker style and soft close wall and base units with oak work surfaces above, belfast sink, integrated fridge, freezer, washer/dryer, dishwasher, space for a range cooker with extractor fan above, cupboard with boiler, double glazed patio doors to the rear garden, built in storage, double glazed window to the rear, LVT flooring, recessed spotlights, column style radiator and a further central heating radiator.

## Landing

With stairs leading from the hall, double glazed window to the side, loft access with ladders and doors to rooms.

## Bedroom One

10'9" x 10'2" into wardrobes (3.3 x 3.1 into wardrobes)

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

### Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

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

### Bedroom Three

7'6" x 5'6" (2.3 x 1.7)

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

### Bathroom

With a door leading from the landing this lovely modern fitted bathroom has a bath with waterfall shower above and separate shower attachment, WC, wash hand basin, heated towel rail, recessed spotlights, tiled flooring, part tiled walls and a double glazed window to the rear.

### Garden

With access from the kitchen dining room, this large private rear garden has a spacious patio area with artificial lawn beyond, there is a further lawn area beyond followed by a decked seating area at the top of the garden. There is a door leading to the garage and gated access leading to the front of the property.

### Garage

17'8" x 7'10" (5.4 x 2.4)

With an electric roller door leading from the driveway, power, lighting and a door leading to the garden.





Road Map



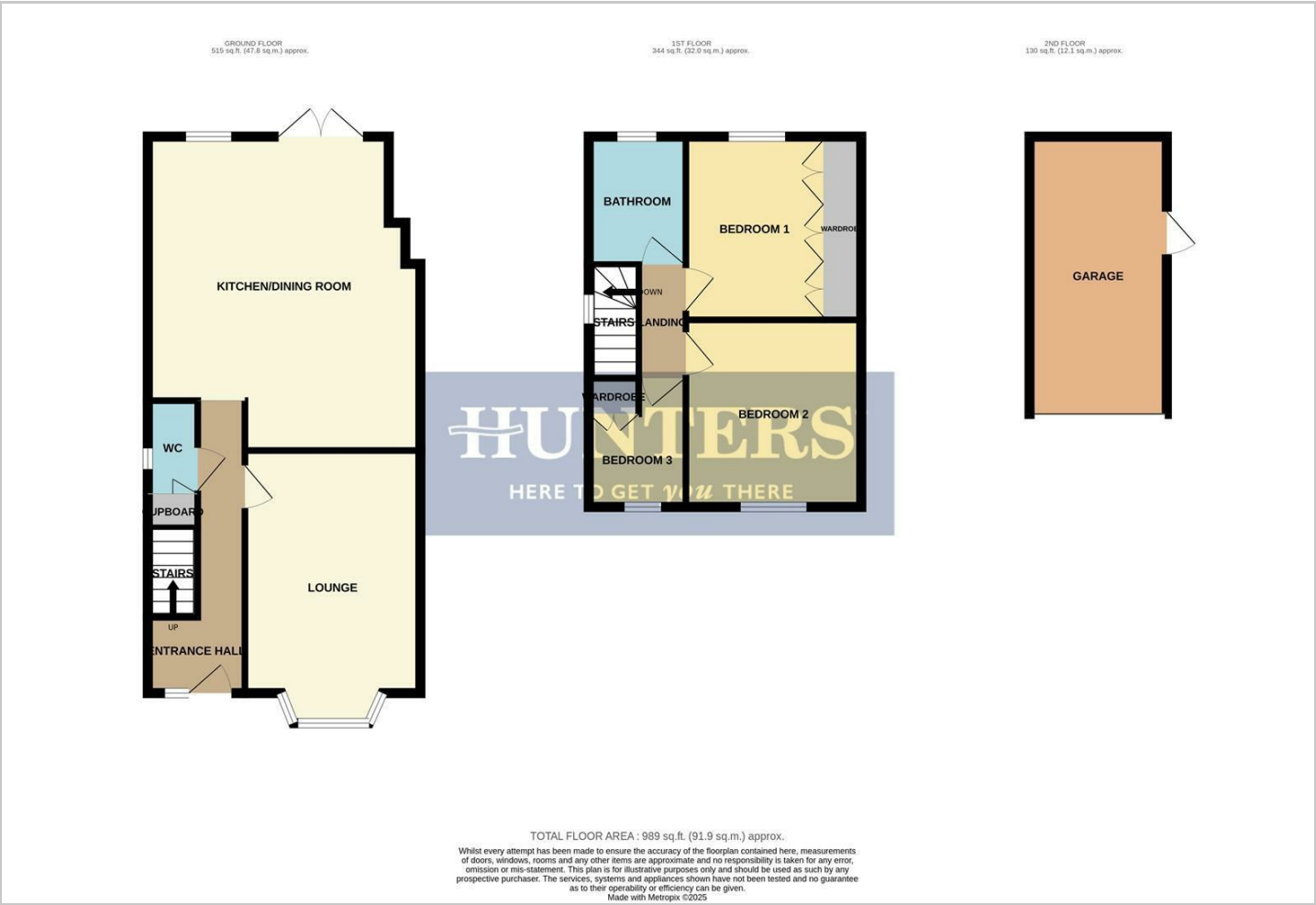
Hybrid Map



Terrain Map

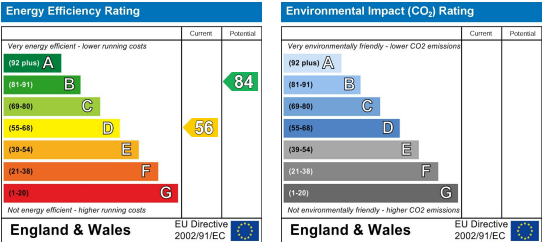


Floor Plan



Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.