



For Sale: OIRO £440,000. Freehold
Barnetts Close, Kidderminster, DY10 3DY

- 4-bedrooms
- Ensuite & bathroom

- 3-reception areas
- Detached garage & Drive

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this extended four-bedroom detached home with detached single garage, situated on a corner plot within this popular cul-de-sac. The property benefits from entrance hallway, 20ft (6.1m), living room, dining room, extended breakfast kitchen with handmade Hatt kitchen, guest cloaks, four bedrooms, ensuite, family bathroom, enclosed garden, detached single garage and driveway. EPC TBC.

Entrance Hallway Karndean flooring, doors to living room, dining room, WC, kitchen and under stairs cupboard, ceiling light point, gas central heating radiator and stairs to first floor.

Living Room A bright living room thanks to the tri-aspect UPVC windows and French door to the rear garden. Karndean flooring. Coal effect fire with marble hearth and wooden surround. Two ceiling light points and gas central heating radiator.

Dining Room Karndean flooring, UPVC window to the front elevation, ceiling light point and gas central heating radiator.

Breakfast kitchen Handmade Hatt kitchen with a variety of fitted wall and base units with complementary marble worksurfaces and inset 1.5 bowl stainless steel sink with mixer tap. Built in Neff 5-ring gas hob, with Neff extractor over, Neff double oven, dishwasher, fridge and freezer. Space for an automatic washing machine. UPVC windows to the rear elevation and French doors to the side lead to the rear garden, three Velux windows provide additional light to the dining area. Three gas central heating radiators and ceiling spot lights. Karndean flooring.

Cloak Room White suite comprising of low-level WC and vanity wash hand basin. Ceiling light point, fuse board, extractor fan and alarm control panel.

Landing Doors to all four bedrooms, family bathroom, airing cupboard which houses the hot water cylinder, loft access hatch and ceiling light point.

Bedroom One UPVC window to the front elevation, fitted wardrobes, door to ensuite, ceiling light point and gas central heating radiator.

En-suite White suite comprising of glazed shower cubicle with electric Triton shower, low-level WC and pedestal wash hand basin. UPVC window to the front elevation. Tiled floors and splashbacks. Two ceiling light points and gas central heating radiator.

Bedroom Two Dual aspect UPVC windows to the rear and side elevations, built in mirrored sliding wardrobes, gas central heating radiator and ceiling light point.

Bedroom Three Dual aspect UPVC windows to the front and side elevations, built in bedroom furniture, gas central heating radiator and ceiling light point.

Bedroom Four UPVC window to the rear elevation, gas central heating radiator and ceiling light point.

Family Bathroom White suite comprising of panelled bath with electric Triton shower over and glass screen, low-level WC and pedestal wash hand basin. UPVC window to the rear elevation, tiled floors and splashbacks, extractor fan, ceiling light point and gas central heating radiator.

Garage Detached single garage with electric roller door leading to the driveway and UPVC personnel door and window to the rear garden. Ceiling light point.

Externally Lawned fore garden follows around to the driveway and garage. A gate leads to the rear garden which is enclosed and mostly laid to lawn with a good-sized patio and mature privacy hedge. Doors lead to kitchen, living room and garage.



Room Details

Living Room	6.14m x 3.82m (20'2" x 12'6")
Dining Room	3.49m x 2.56m (11'5" x 8'5")
Breakfast kitchen	7.76m x 4.44m (25'6" x 14'7") at widest points
Cloak Room	1.54m x 1.37m (5'1" x 4'6")
Bedroom One	3.51m x 3.35m (11'6" x 10'12")
En-suite	2.21m x 2.12m (7'3" x 6'11") at widest points
Bedroom Two	3.21m x 2.95m (10'6" x 9'8")
Bedroom Three	3.04m x 2.62m (9'12" x 8'7")
Bedroom Four	2.51m x 2.41m (8'3" x 7'11")
Family Bathroom	2.71m x 1.37m (8'11" x 4'6")
Garage	5.44m x 2.65m (17'10" x 8'8")

Environmental Impact (CO ₂) Rating				Energy Efficiency Rating			
		Current	Potential			Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>				<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

