



## 22 Barnetts Close

Kidderminster, DY10 3DG

Andrew Grant

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

Attractive detached four bedroom home with generous living space, extended dining area, private garden and detached garage, tucked away in a quiet cul-de-sac off Barnetts Lane backing on to Kidderminster golf course.

- Spacious and versatile four bedroom detached family home, offering well balanced living space across two floors and ideal for modern family life.
- Impressive extended dining room, flooded with natural light from skylights and sliding doors, creating an exceptional open plan area for dining and relaxing.
- Bright and welcoming reception room, offering a generous footprint with seamless access to the extended dining area, ideal for entertaining or quiet evenings.
- Private and enclosed rear garden, mainly laid to lawn with a paved patio area perfect for outdoor dining, children's play or simply enjoying the outdoors.
- Generous block-paved driveway with detached garage, providing secure off road parking for multiple vehicles along with excellent storage or workshop space.
- Peacefully situated in a quiet cul-de-sac location, close to Kidderminster town centre, local schools, parks and excellent transport links for commuting.

**1749 sq ft (162.5 sq m)**





## The living room

This generous living room offers flexibility for a variety of seating layouts. With rear doors connecting to the dining room, it creates a superb open plan flow, while the front window provides plenty of daylight. During colder evenings, the inset log burner provides warmth and cosiness to the space, making it a great place to unwind.





## The dining room

Located within the extension, the dining room is a bright and airy multi-use space. Large windows, sliding doors and skylights fill the room with natural light. It comfortably accommodates both dining and sitting areas, perfect for entertaining or family time, with direct access to the garden.





## The kitchen

The kitchen is well laid out with ample fitted cabinetry and worktop space, ideal for home cooking and family living. Dual internal openings into the extended dining room provide great connectivity and light. The design allows for ease of movement between kitchen, dining and outdoor spaces.





## The study

Located at the front of the property, the study offers a quiet and practical workspace away from the main living areas. With a wide window letting in plenty of natural light, it's perfectly suited for home working, studying or use as a hobby room. Its position on the ground floor makes it a highly functional and accessible space, with potential for alternative uses such as a playroom, snug or reading room.



## The cloakroom

Conveniently located off the main hallway, the cloakroom is a stylish and practical addition to the ground floor. It features a modern WC, a sleek wash basin with mixer tap and built in vanity storage, ideal for keeping essentials neatly tucked away. The thoughtful layout and contemporary finish make this a useful space for guests and busy family life alike.



## Bedroom one

Bedroom one is positioned at the front of the property and benefits from a wide window that fills the room with natural light. It comfortably accommodates a double bed and features full height mirrored wardrobes, offering generous built in storage without compromising on space. The neutral tones and layout create a calm and relaxing atmosphere, ideal for unwinding at the end of the day.



## Bedroom one en suite

The en suite shower room offers additional convenience and privacy to bedroom one. It is fitted with a corner shower enclosure, WC, wash basin and chrome towel rail. Clean lines and a neutral colour palette ensure a bright and fresh feel, complementing the home's modern style.



## Bedroom two

Located at the rear of the property, bedroom two is another generously sized double room with a pleasant outlook over the garden. A wide window stretches across the room, making it bright and inviting throughout the day. There's ample space for a freestanding wardrobe and bedside furniture, and the overall layout makes this room well suited for guests or as a secondary main bedroom.



## Bedrooms three & four

Bedrooms three and four are positioned to the side and rear of the property and offer flexible space for a variety of needs. Bedroom three is a generously sized double room with ample space for furnishings and a bright aspect, making it ideal for guests or older children. Bedroom four, although more compact, is well suited as a nursery, dressing room or playroom. Together, these rooms provide excellent versatility for a growing family or remote working requirements.





## The family bathroom

The family bathroom is well appointed and neutrally tiled, featuring a full sized bath, wash basin, WC and a heated towel rail. A large window provides natural light and ventilation, making the space feel bright and fresh.



## The garden

The rear garden is well enclosed and backs onto a golf course, which provides lovely views for the rear bedrooms to look out onto. It features a central lawn bordered by planting and a patio area ideal for outdoor dining. It offers a calm space to enjoy sunny days and is easily accessible from the dining room. The property also has two sheds that are perfect for storage or use as a workshop, one has access to power and has ample space for any need.





## Location

Kidderminster is a vibrant Worcestershire town offering the ideal blend of countryside charm and urban convenience. This home is set within a peaceful and private cul-de-sac, making it a sought-after location for families and professionals alike. A key highlight is its close proximity to Kidderminster Golf Club, a well-regarded 18-hole parkland course, perfect for keen golfers or those who simply enjoy scenic walking routes and green open space on their doorstep.

The town centre is just a short drive away and offers a range of shops, supermarkets, restaurants, healthcare facilities and leisure amenities. Transport links are excellent, with the A456 and A449 providing direct access to Worcester, Birmingham and the M5 motorway. Kidderminster Railway Station offers regular services to Birmingham Snow Hill and London Marylebone, making it an ideal location for commuters.

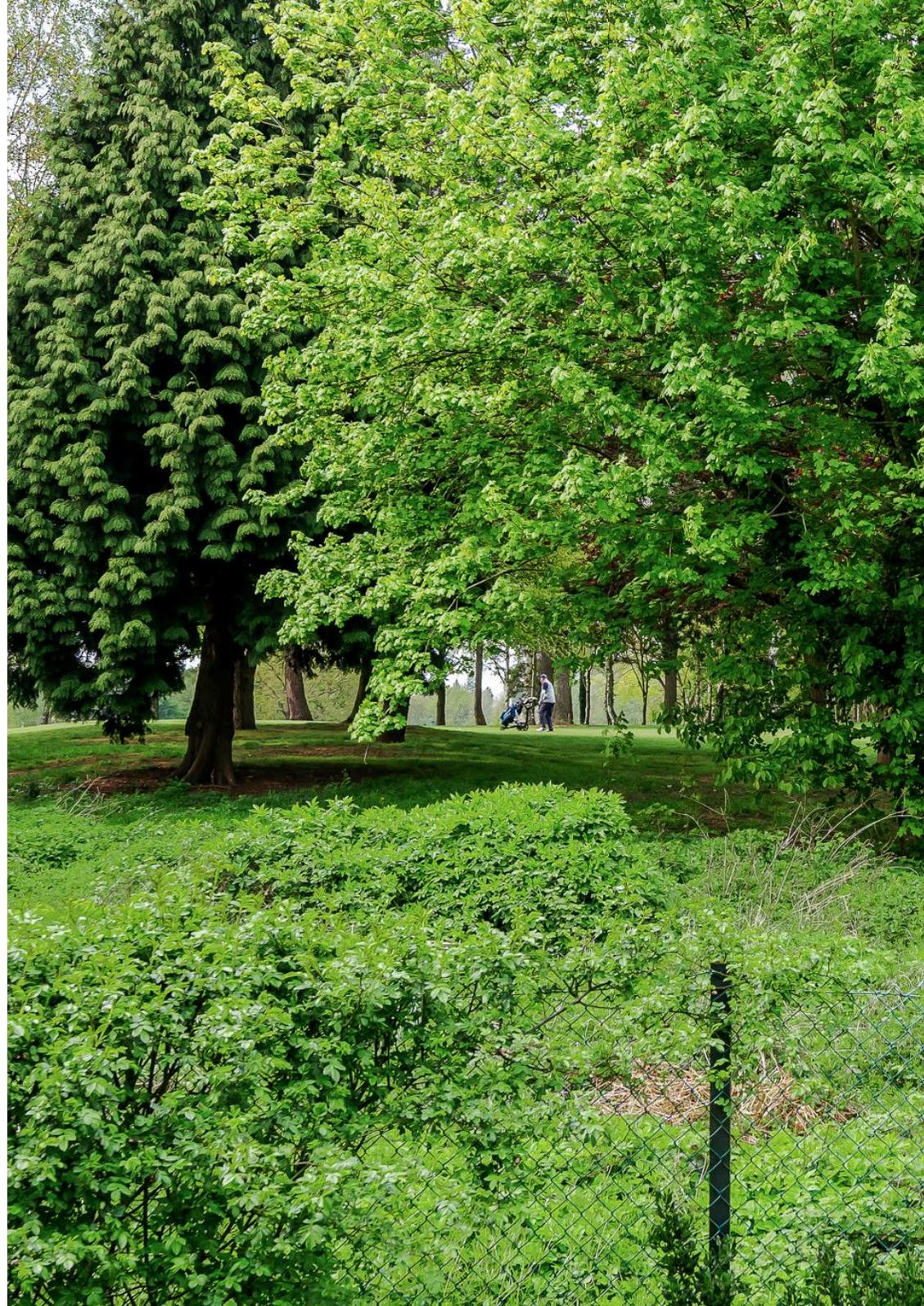
The surrounding area includes attractions such as the Wyre Forest, Severn Valley Railway and West Midland Safari Park, providing plenty of recreational options. A choice of local schools and nearby green spaces further enhances the appeal of this well-connected and family-friendly location.

## Services

This property is serviced by mains gas, electric and water.

## Council Tax

This property is a council tax **band E**



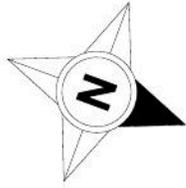
# Barnetts Close, Kidderminster, DY10

Approximate Area = 1484 sq ft / 137.9 sq m

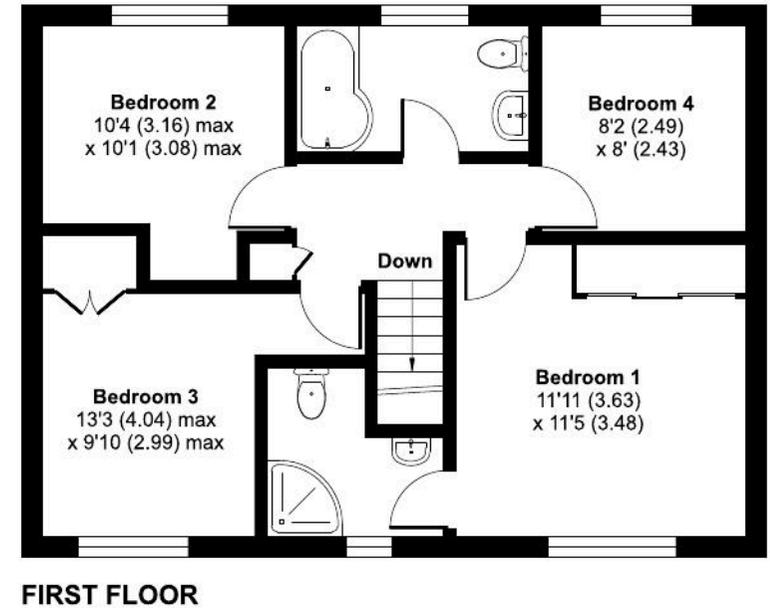
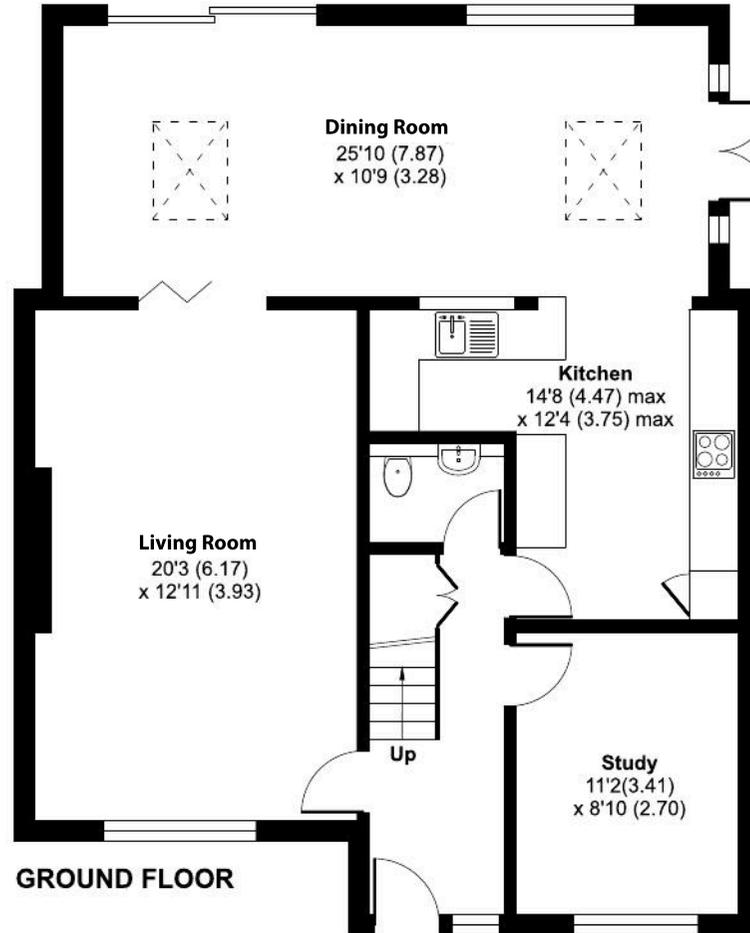
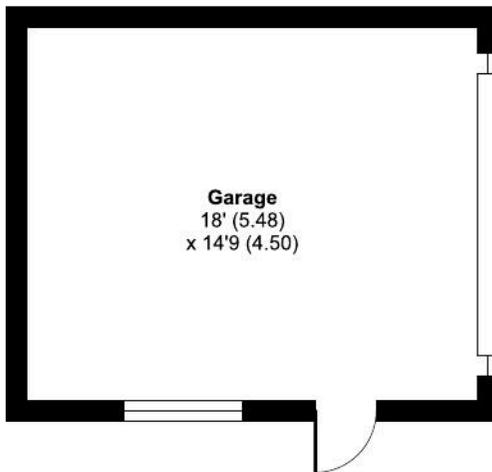
Garage = 265 sq ft / 24.6 sq m

Total = 1749 sq ft / 162.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>	72 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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