



## Stourbridge

93 Barnett Lane,  
West Midlands, DY8 5PS

**ANDREW COLE**  
ESTATES

# Stourbridge,

£335,000

93 Barnett Lane,  
West Midlands, DY8 5PS

An exceptionally well presented extended traditional bay fronted family home situated in a sought after location near to Fairhaven and Glynne Primary Schools. Enclosed entrance porch, beautiful light and airy spacious entrance hall with oak flooring, dining room to front, extended lounge to rear with wood burning stove, oak flooring with French doors leading onto the beautiful level rear gardens approached over balustraded decking and adjoining allotments with enviable privacy. Enlarged, superb, fully fitted large dining kitchen with integrated appliances incorporating a dining area. First floor landing, three bedrooms, two with fitted wardrobes, re-fitted, fully tiled house bathroom with corner bath and fitted vanity units.

The property has a utility room with fitted cloakroom off, potentially homeworking/workshop space which is approached from rear garden.

The loft space is part converted – No Building Regulations.





Full width driveway to front elevation with gated access to side of property. Long, beautiful, established level rear gardens backing onto allotments. A full and early inspection is highly recommended for such a well presented property in a perfect location.

EPC: D64

Council tax is band B with Dudley MBC

#### GROUND FLOOR

ENCLOSED ENTRANCE PORCH

SPACIOUS RECEPTION HALL

LOUNGE (REAR)

20' 1" x 10' 3" (6.12m x 3.12m) With log burner and French doors leading to rear patio and gardens

DINING ROOM (FRONT)

14' 5" x 11' 4" (4.39m x 3.45m)

DINING KITCHEN (REAR)

16' 4" x 7' 9" (4.97m x 2.36m)

#### FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

14' 5" x 11' 4" (4.39m x 3.45m)

With fitted wardrobes

BEDROOM NO. 2 (REAR)



13' 2" x 10' 5" (4.01m x 3.17m)

With fitted wardrobes

BEDROOM NO. 3 (FRONT)

8' 1" x 7' 0" (2.46m x 2.13m)

BATHROOM (REAR)

9' 2" x 6' 9" (2.79m x 2.06m)

UTILITY ROOM with

FITTED CLOAKROOM off

15' 9" x 9' 0" (4.80m x 2.74m)

Approached from REAR GARDEN

**OUTSIDE**

DRIVEWAY

LONG ESTABLISHED REAR GARDENS

Backing onto allotments

**THINKING OF SELLING?**

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

**OPENING HOURS**

Monday: Friday: 09:00 - 17:30

Saturday: 09:00 - 13:00

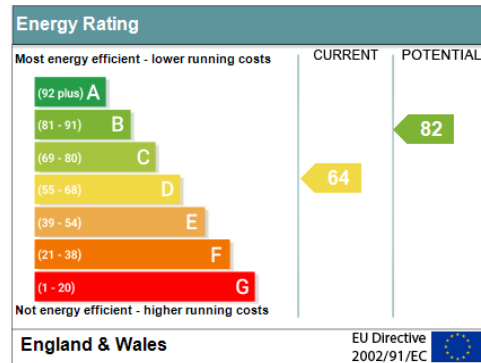






TOTAL FLOOR AREA: 1539 sq ft (142.0 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Address: 93 Barnett Lane, STOURBRIDGE, DY8 5PS  
 RRN: 3234-4122-1300-0509-5226



**SERVICES**

We are advised that mains electricity, water, gas and drainage are available.

**TENURE**

We advised that the property is Freehold.

**VIEWING**

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

**MEETING THE REQUIREMENTS**

**IMPORTANT INFORMATION – THE PROPERTY**

**MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

**TENURE**

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

**PLANNING PERMISSIONS / BUILDING**

**REGULATIONS**

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

