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109 Barnett Lane  
Wordsley

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109 Barnett Lane, Wordsley, Stourbridge, DY8 5PS

A beautifully presented and substantially extended 4 Bedroom Semi-Detached family home, situated along a sought after Wordsley address. This traditional style family home has been thoughtfully modified in recent years to include an open-plan Kitchen/Living area which features a 'lantern' roof and bi-fold doors to the rear Garden, representing an excellent space for entertaining and for growing families to enjoy. The two store side extension has created a fourth Bedroom to the first floor, which has an En-Suite Shower room off, and there is also a re-fitted family Bathroom and three further good size Bedrooms. Externally, there is a mature West facing Garden, and ample off road parking for multiple vehicles. The property is conveniently located in a sought after address with a range of amenities on the doorstep, and being in the catchment area for a number of good primary and secondary schools. With gas central heating, UPVC double glazing throughout and with some further opportunity to put your own stamp on the property if desired!

Accommodation is over two floors and briefly comprises; Reception Hallway with stairs to the first floor Landing, under-stairs cupboard with plumbing for a wc and opening through to the Kitchen area, Kitchen/Living area with feature island unit, dedicated dining area and bi-fold doors to the Garden, Living room, Utility room, Landing, 4 generous Bedrooms, En-Suite Shower room, family Bathroom, Garage and mature rear Garden.

A DECEPTIVE AND TRULY TRANSFORMED FAMILY HOME THAT OFFERS CONTEMPORARY OPEN-PLAN LIVING WHILST BEING SITUATED IN A SOUGHT AFTER ADDRESS. INTERNAL INSPECTION ADVISED!



On approach, you are greeted by a paved driveway that provides ample off road parking for multiple vehicles. A contemporary composite front door leads into the inviting Reception Hallway. The Hallway has a partial exposed brick wall, useful under stairs 'pull out' storage, stairs to the first floor Landing, further under stairs cupboard that has plumbing for a wc if required and there is an opening that leads to the Kitchen/Living area.

The Kitchen area is fitted with a range of shaker style units with solid oak worktops. There is a dedicated island with seating area, which creates an ideal entertaining space. The Kitchen has an inset sink and drainer, inset gas hob with extractor fan over, built in electric oven and grill, built in fridge freezer and built in dishwasher. The Kitchen/Living space features bi-folding doors that lead to the rear Garden, a built in electric fire with oak wooden shelf above and there is a 'lantern roof' allowing light to flood through to the entire ground floor. An opening from the Kitchen leads through to the Living room which is currently being utilised as a play room. The Utility room has decorative tiled flooring, plumbing for a washing machine, and has further potential to be fitted with units if required. A door from the Utility room gives access into the Garage where there is an up and over door to the front, power points and lighting.



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To the first floor, the Landing has doors leading to;

The Master Bedroom is located to the front of the property and has a feature bay window and built in wardrobe. There are 3 further good size Bedrooms, of which Bedroom two benefits from an En-Suite Shower room fitted with a white suite comprising; wc, basin unit with storage beneath and corner shower enclosure. The family Bathroom is fitted with a white suite comprising; wc unit, basin unit with storage beneath and bath with electric shower over. Further to this, there is plumbing ready for a heated towel rail to be connected.

Externally, the pleasant rear Garden enjoys a bright westerly facing aspect. There are shallow steps from the bi-fold doors that lead to a vast lawned area. There is also outside lighting, electrical power points and an outside tap.



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# FLOOR PLANS



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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