

PTN Estates

Residential Sales & Lettings



141 Barnett Lane, , Kingswinford, DY6 9PN

£320,000

Situated on Barnett Lane in the charming area of Kingswinford, this spacious traditional semi-detached house offers a delightful family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and space. The attractive lounge provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The separate extended dining room is a wonderful addition, allowing for family meals and gatherings, while the extended kitchen, complete with wall and base units, offers ample storage and functionality for culinary enthusiasts. The bathroom features a convenient shower over the bath.

Set on a generous corner plot, the property boasts a delightful rear garden, perfect for outdoor activities or simply enjoying the fresh air. The large blocked paved driveway provides ample parking space, ensuring convenience for residents and visitors alike. Additional features include gas central heating and UPVC double glazing, enhancing comfort and energy efficiency throughout the home.

Situated close to a local park, this property is ideal for families and those who appreciate outdoor spaces. With its blend of traditional charm and modern conveniences, this home on Barnett Lane is a must-see for anyone looking to settle in the Kingswinford area.

Hallway 1.97 x 4.95
Composite entrance door, upvc double glazed window, ceiling light point, gas central heating radiator, stairs to first floor and doors to lounge, dining room and kitchen

Lounge 3.64 x 3.89
Upvc double glazed bay window to the front elevation, coal effect gas fire with wood surround, gas central heating radiator

Dining Room 3.22 x 4.86
Extended dining room with upvc double glazed French doors to the rear garden, coal effect gas fire with wood surround, ceiling light point

Fitted Kitchen 2.62 (max) x 4.06 (max)
Wall and base units, stainless steel single drainer sink unit, tiled floor, inset spotlights, upvc double glazed window to the rear and side elevation and upvc double glazed door to the side elevation

Landing
Upvc double glazed window to the side elevation, ceiling light point and doors off to the three bedrooms and bathroom

Bedroom One 3.69 (max) x 4.69
Upvc double glazed bay window to the front, gas central heating radiator and ceiling light point

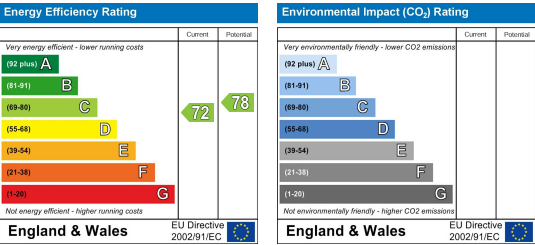
Bedroom Two 3.29 x 3.33
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.44 x 2.79
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point, wall mounted boiler.

Bathroom 1.96 x 2.59
Panelled in bath with shower over bath, low flush wc, wash hand basin, chrome towel radiator, ceiling light point

Garage 3.51m x 7.77m
Detached garage with power and light

Large corner plot with front and rear gardens, there is plenty space to store a caravan or large vehicle.
The rear garden is well stocked with a paved and decked patio area



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.