



16 Barratts Croft,
BRIERLEY HILL/GORNAL, DY5 4UL



Taylor's

16 Barratts Croft, BRIERLEY HILL/GORNAL

Price: Offers in the Region of £400,000

A SUBSTANTIALLY EXTENDED, MODERN, DETACHED FAMILY HOME in a sought after cul-de-sac with LARGE DRIVEWAY, GARAGE/STORE and an PRIVATE LANDSCAPED REAR GARDEN with a SUBSTANTIAL GARDEN BUILDING. The GENEROUS accommodation is BEAUTIFULLY APPOINTED throughout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with refitted ground floor guest cloakroom/WC off, impressive large lounge, EXTREMELY SPACIOUS LUXURY REFITTED FAMILY LIVING/BREAKFAST KITCHEN with INTEGRATED APPLIANCES, CONSERVATORY, utility/laundry, ground floor home office/playroom, FOUR GOOD BEDROOMS, (bedroom 1 with walk in wardrobe with ensuite shower room) and refitted family bathroom.

GROUND FLOOR

RECEPTION HALL: Entered via a composite door having radiator and stairs to the first floor.

GROUND FLOOR WC: With push button flush WC, wash basin, part tiling to the walls and a UPVC double glazed window to the front.

HOME OFFICE/PLAYROOM 15' 8" x 7' 2": Having a UPVC double glazed window to the front, radiator

LARGE LOUNGE 17' 6" x 13' 1" maximum measurements: With a UPVC double glazed window to the front, a light wood style floor, radiator and through to:

LARGE FAMILY DINING KITCHEN 24' 11" x 9' 8": Appointed with a range of grey gloss finish units with surmounted work tops including the sink drainer unit with mixer tap, and extendable work top, INTEGRATED OVEN, INTEGRATED HOB, COOKER HOOD, INTEGRATED COFFEE MACHINE, INTEGRATED MICROWAVE, INTEGRATED DISHWASHER, an island unit providing additional work top and storage space, UPVC double glazed French doors to the rear garden and UPVC double glazed window to the rear.

GARDEN BUILDING 15' 0" x 8' 4": Entered via bi-folding doors including a "bar", spotlights and a light wood style floor.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

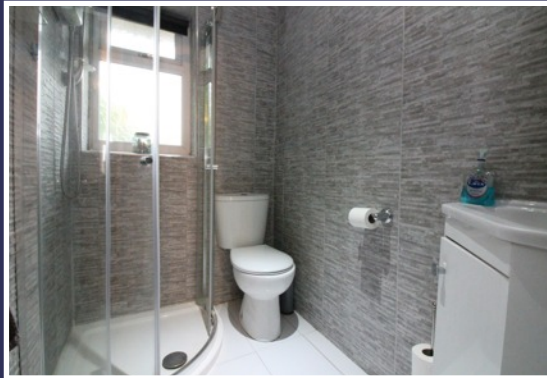
The vendors advise the property is **FREEHOLD**. Taylor's would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND D.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylor's have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain





CONSERVATORY 8' 6" x 8' 2": With UPVC double glazed door to the rear garden, UPVC double glazed windows upon three sides, a light wood style floor and radiator.

UTILITY ROOM 15' 11" x 5' 9" maximum measurements: Providing plumbing for washing machine, skylight tiled floor, wall mounted gas boiler, access to the garage/store.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch and built-in storage.

BEDROOM ONE 17' 10" x 7' 11": Having a UPVC double glazed window to the front, radiator and a sliding door to:

WALK-IN WARDROBE 9' 10" x 3' 3": Providing hanging and drawer storage space.

ENSUITE SHOWER ROOM 5' 11" x 4' 3": Including a corner shower cubicle, wash basin with vanity unit, push button flush WC, tiled floor, heated towel rail and a UPVC double glazed window to the rear.

BEDROOM TWO 12' 3" x 8' 3": With a UPVC double glazed window to the front and radiator.

BEDROOM THREE 11' 5" x 8' 9": Having a UPVC double glazed window to the rear and radiator.

BEDROOM FOUR 7' 10" x 7' 0": With a UPVC double glazed window to the front, radiator and loft access hatch.

BATHROOM 7' 4" x 6' 1": Attractively refitted to include the bath with shower and shower screen above, wash basin with vanity unit, push button flush WC, part tiling to the walls, heated towel rail and a UPVC double glazed window to the rear.

OUTSIDE

The property is set back beyond the **LARGE BLOCK PAVED DRIVEWAY** which provides ample off-road parking and access to the:

SMALL GARAGE/STORE 11' 0" x 8' 0" maximum: Entered via a one third/two third opening hinged garage door, and there is a further door to the utility room.

REAR GARDEN: A landscaped garden which includes a block paved patio area, artificial lawn, the patio/pathway continues to decking and the:

verification from their solicitor or surveyor.

VIEWING

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

CONSUMER PROTECTION REGULATIONS 2008

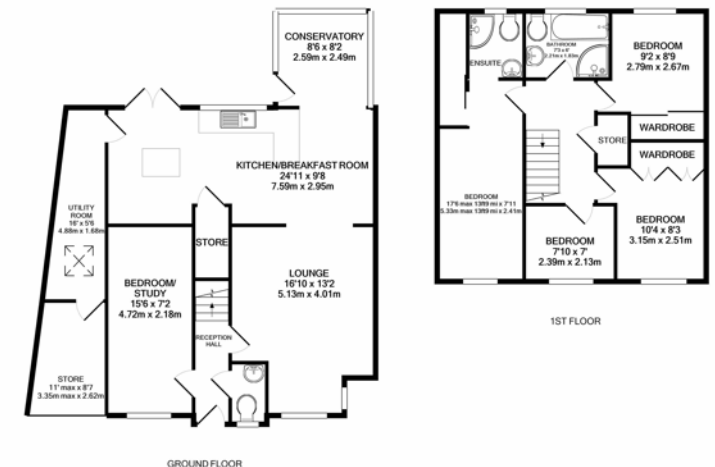
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PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TAKS



Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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

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