



12 Barnett Green,
KINGSWINFORD, DY6 9PG

Taylor's

Taylor's

12 Barnett Green, KINGSWINFORD

Price: £325,000 - NO UPWARD CHAIN

A SUBSTANTIALLY EXTENDED, FIVE BEDROOM, SEMI-DETACHED FAMILY HOME which is very well located within a desirable address, convenient for popular schools, shops and amenities. The **GENEROUS** layout of accommodation is **VERY WELL APPOINTED**, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance hall, full width lounge, **LARGE LUXURY REFITTED FAMILY DINING KITCHEN** with integrated appliances, **LARGE CONSERVATORY**, utility/laundry room, ground floor shower room, **FIVE VERY GOOD SIZED BEDROOMS** and a well appointed family bathroom. The property is set well back from the road beyond the **DRIVEWAY** with **GENEROUS GARAGE** and to the rear is the level and attractively laid out garden which enjoys both an open and sunny rear aspect.

GROUND FLOOR

ENTRANCE HALL: Having stairs to the first floor, radiator.

LARGE FAMILY DINING KITCHEN 14' 10" x 12' 9" max (8' 11" minimum): With a UPVC double glazed window to the front and being well appointed with a range of grey/white gloss finish units including the sink drainer unit with mixer tap, INTEGRATED HOB, INTEGRATED OVEN, INTEGRATED DISHWASHER, INTEGRATED FRIDGE/FREEZER, ample cupboard storage space, spotlights, radiator, space for dining furniture and through to:

FULL WIDTH LOUNGE 15' 10" x 9' 2": Having a double glazed sliding door to the conservatory, a light wood style floor and BUILT-IN STORAGE.

LARGE CONSERVATORY 14' 4" x 10' 6" maximum: With UPVC double glazed French doors to the rear garden, with UPVC double glazed windows alongside, there is radiator and door to:

UTILITY ROOM 7' 10" x 6' 1": Including a sink drainer unit with recess and plumbing for washing machine and further appliance space alongside, door to the garage, a UPVC double glazed door to the rear garden.

GROUND FLOOR WC/SHOWER ROOM 6' 7" x 6' 2": With a UPVC double glazed to the rear, shower tray and WC.

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**. Taylors 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.** Taylors 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 verification from their solicitor or surveyor.

VIEWING





FIRST FLOOR

FIRST FLOOR LANDING: With spotlights and loft access hatch.

BEDROOM ONE 11' 9" x 10' 11": With a UPVC double glazed window to the rear and radiator.

BEDROOM TWO 11' 1" x 9' 8": Having a UPVC double glazed window to the front, radiator and a light wood style floor.

BEDROOM THREE 11' 0" x 8' 10": Providing a UPVC double glazed window to the front and radiator.

BEDROOM FOUR 10' 4" x 9' 8": With a UPVC double glazed window to the rear and radiator.

BEDROOM FIVE 9' 6" x 6' 1": Providing a UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM 7' 11" (5' 5" minimum) x 6' 0": Having UPVC double glazed window to the front, bath with shower above, wash basin, push button flush WC, full height tiling to the walls, heated towel rail and BUILT-IN STORAGE which houses the boiler.

OUTSIDE

The property is set well back from the road and includes the DRIVEWAY which provides off-road parking and access to:

GARAGE 21' 6" x 11' 0": A generous garage which is entered by an up-and-over door and having further door to utility room.

REAR GARDEN: Comprised of a level paved patio area, lawns, feature rockery, timber shed and enjoying an open and private rear aspect.

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

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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@taylorsestateagents.co.uk

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 D
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



www.taylors-estateagents.co.uk