



Taylors

WORDSLEY, 1a Barnett Lane

£255,000

2 1 1



Available with NO UPWARD CHAIN and set beyond the FULL WIDTH DRIVEWAY and with a GOOD SIZED REAR GARDEN, this VERY DECEPTIVE and LARGE SEMI DETACHED HOUSE is a short walk from schools, park and shops.

The VERY SPACIOUS layout is ATTRACTIVELY PRESENTED and WELL APPOINTED throughout, includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large lounge, very generous dining kitchen, ground floor WC, conservatory, TWO LARGE DOUBLE BEDROOMS and shower room.

The FRONT DRIVEWAY provides ample off road parking and the rear garden is attractively laid out to include a patio and level well maintained lawns.

Tenure: Freehold. Construction: brick with a pitched tiled roof.

Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C. KINGSWINFORD OFFICE.

Hall

Lounge - 4.88m x 4.09m (16'0" x 13'5") max.

Dining Kitchen - 5.61m x 3.63m (18'5" x 11'11") max.

Ground Floor WC

Conservatory - 2.34m x 1.8m (7'8" x 5'11")

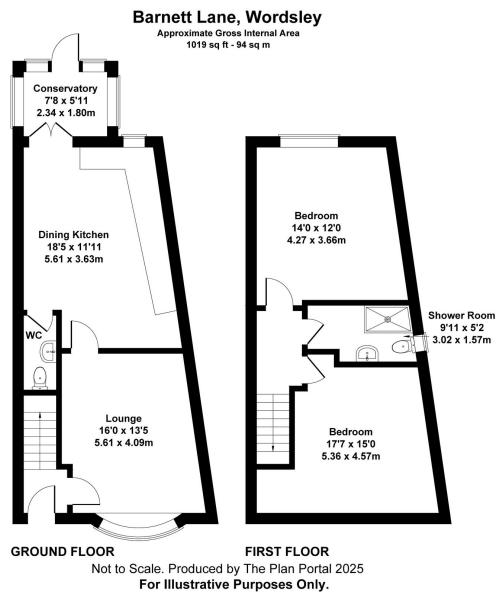
First Floor Landing

Bedroom 1 - 5.36m x 4.57m (17'7" x 15'0") max.

Bedroom 2 - 4.27m x 3.66m (14'0" x 12'0")

Shower Room - 3.02m x 1.57m (9'11" x 5'2")





- DECEPTIVE SEMI DETACHED HOUSE
- TWO LARGE DOUBLE BEDROOMS
- GROUND FLOOR WC
- GENEROUS DINING KITCHEN
- CONSERVATORY
- SHOWER ROOM
- FULL WIDTH DRIVEWAY
- ATTRACTIVE REAR GARDEN
- NO UPWARD CHAIN
- SHORT WALK FROM SHOPS, SCHOOLS & PARK



Energy performance certificate (EPC)

1a Barnett Lane
STOURBRIDGE
DY10 5DD

Energy rating
C

Valid until
4 December 2034

Certificate number
1634-6822-9459-0265-0202

Property type
Semi-detached house

Total floor area
96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.