

33 Barnetts Lane,
Kidderminster,
Worcestershire,
DY10 3HH

Offers In The
Region Of £555,000







WALTON
&
HIPKISS

33 Barnetts Lane
Kidderminster
DY10 3HH

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Nestled on the charming Barnetts Lane in Kidderminster, this splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The layout includes three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

Garage and Store/Office

The garage offers a spacious, practical area with maximum dimensions of 17'6" by 15'7", providing ample room for vehicle parking and additional storage. Adjacent to the garage is a store/office space measuring up to 16'5" by 6'1", ideal for use as a home office or extra storage. The downstairs also includes a conveniently located WC with a sink, measuring 9'6" by 5'1".

Lounge

This lounge is generously sized at 16'1" by 16'3" and features a welcoming, bright space with natural light from windows on two sides. It is a comfortable space for relaxing or entertaining, with soft carpeting and neutral decor enhancing its warmth.

Kitchen/Dining and Dining Room

The kitchen/dining room measures 15'9" by 12'9" and features a well-equipped kitchen with ample wooden cabinetry and a central dining table that comfortably seats six. The space is bright and practical, with windows overlooking the garden and access through double doors to the outside. Adjoining the kitchen, the dining room, sized at 16'3" by 8'7", provides a formal dining area with elegant surroundings and easy access to the garden through patio doors.

Utility Room

The utility room is a compact yet functional space measuring 7'5" by 6'7". It can store essential appliances like a washing machine and tumble dryer, as well as additional storage cupboards, providing practical organisation for household chores.

Bedroom 1

Bedroom 1 is a large principal bedroom measuring 16'1" by 16'0". It benefits from built-in wardrobes and neutral carpeting, creating a calm and restful atmosphere. The room offers plenty of space for additional furniture, making it a comfortable retreat. It also boasts an en-suite bathroom adding to the luxury feel of the home.

Bedroom 2

Bedroom 2, measuring 14'6" by 10'9", is well-proportioned with neutral decor and two windows that fill the room with natural light, making this a pleasant and versatile bedroom.

Bedroom 3

Bedroom 3 is a smaller bedroom measuring 12'5" by 9'5". It is cosy and bright, decorated in soft tones, and benefits from a window overlooking the outside space, ideal as a guest room or study.

Bedroom 4

Bedroom 4 measures 10'7" by 8'8" and offers a comfortable space suitable as a smaller bedroom or study. It features neutral carpeting and a window providing natural light.

Bathroom

The main bathroom, measuring 8'7" by 5'4", features a modern suite with a bathtub, separate shower cubicle, pedestal sink, and toilet. Bright tiling and a window add to the light and fresh atmosphere of this well-appointed family bathroom.

Ensuite

The ensuite bathroom attached to Bedroom 1 includes a corner shower, toilet, and pedestal sink. The space is finished with neutral tiles and a window providing natural light.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and



verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

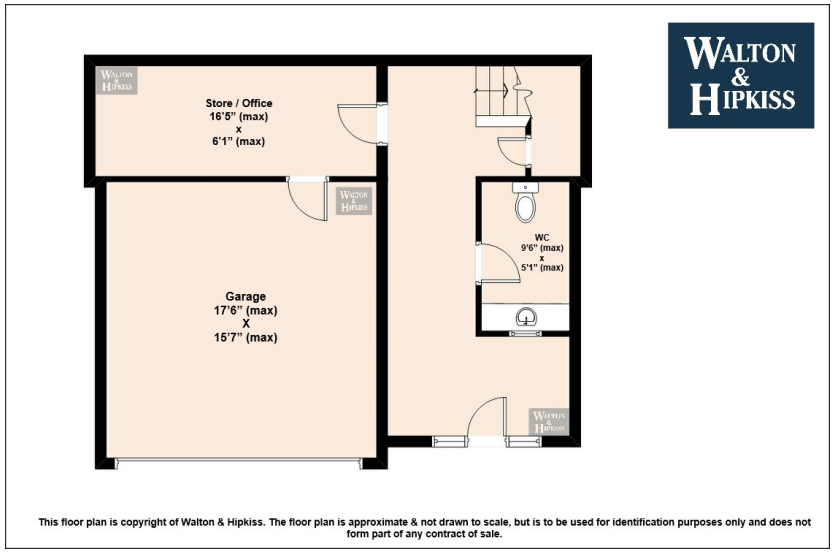
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

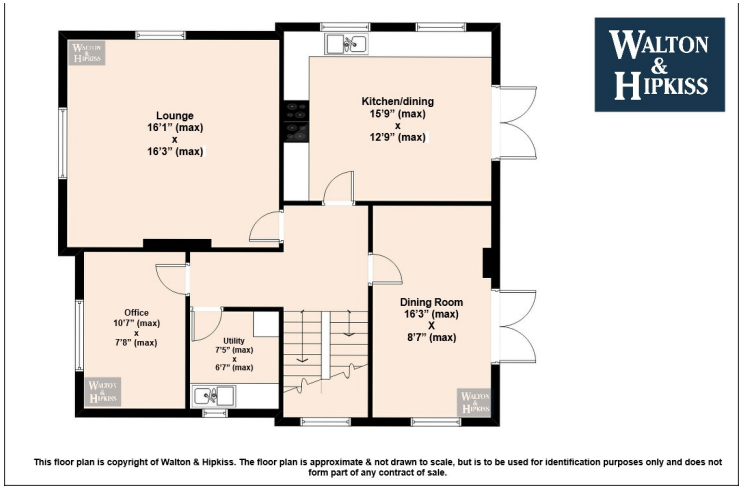
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

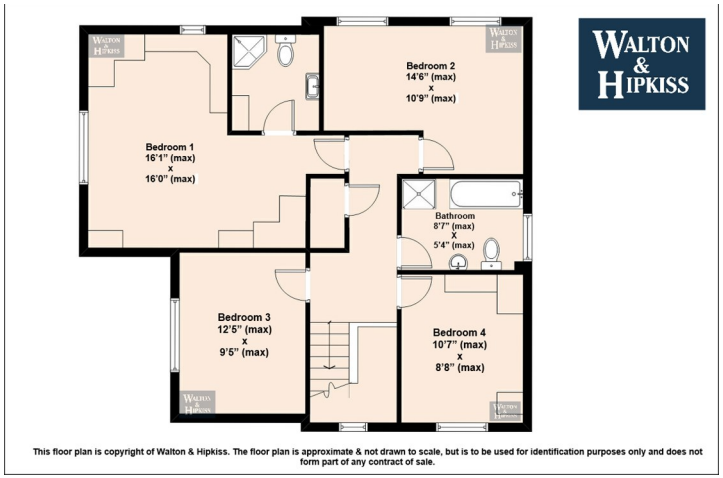




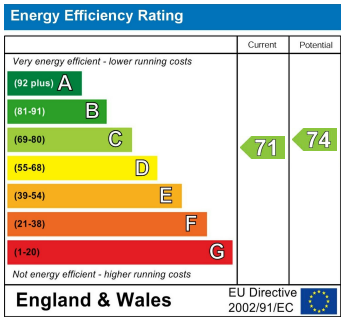








IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: F

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