



**Taylor's**

56 Barnett Lane, Stourbridge

£275,000

🛏️ 2 🚿 1 🛋️ 2



**A MUCH IMPROVED SEMI DETACHED BUNGALOW, with NO UPWARD CHAIN, well located in a popular and convenient position, a short walk from local shops and amenities. The property is set back beyond the GENEROUS DRIVEWAY and to the rear is a PRIVATE LANDSCAPED REAR GARDEN.**

**The accommodation is WELL APPOINTED and SPACIOUS throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING the layout comprises: reception hall, large lounge with log burner, GENEROUS CONSERVATORY EXTENSION, quality fitted kitchen with built in appliances, side utility/ store, TWO BEDROOMS (bedroom 1 with fitted wardrobes) and modern fitted shower room.**

**The front driveway provides ample off road parking and the level private rear garden includes a block paved patio, pond and artificial lawn. Tenure: FREEHOLD. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC C. KINGSWINFORD OFFICE.**

### **Reception Hall**

**Lounge - 5.61m x 3.66m (18'5" x 12'0")**

**Conservatory - 4.34m x 2.97m (14'3" x 9'9")**

**Kitchen - 2.46m x 2.46m (8'1" x 8'1")**

**Utility Room/ Store - 2.31m x 2.26m (7'7" x 7'5")**

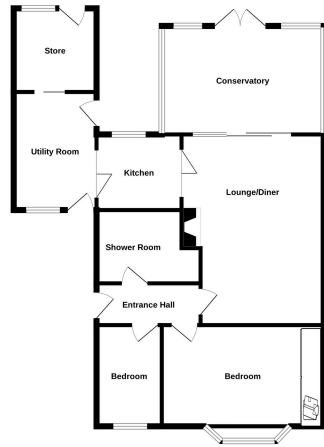
**Bedroom 1 - 3.53m x 3.05m (11'7" x 10'0")**

**Bedroom 2 - 2.95m x 1.85m (9'8" x 6'1")**

**Shower Room - 2.24m x 1.63m (7'4" x 5'4")**



Ground Floor



Measurements are approximate. They do not constitute any warranty or representation.

- MODERN SEMI DETACHED BUNGALOW
- EXTENDED
- LOUNGE WITH LOG BURNER
- UTILITY/ STORE
- PRIVATE LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- CONSERVATORY
- REFITTED SHOWER ROOM
- DRIVEWAY
- CLOSE TO SHOPS/ AMENITIES



Energy performance certificate (EPC)		
56 Barwell Lane STOURBRIDGE DY10 5PA	Energy rating <b>C</b>	Valid until 11 December 2024
		Certificate number: 6920-9021-0145-9099-0403
Property type	Semi-detached bungalow	
Total floor area	56 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/energy-ratings-for-landlords">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/energy-ratings-for-landlords">https://www.gov.uk/guidance/energy-ratings-for-landlords</a> )		
<b>Energy rating and score</b>		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to <a href="#">improve this property's energy efficiency</a> .		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	← B
69-80	C	← C
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.