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18 Barnett Close, Kingswinford, DY6 9PW

**** DOES IT GET MUCH BETTER THAN THIS ****

A truly outstanding extended semi detached family home, finished to an exceptional standard throughout and offering the perfect blend of contemporary style, quality craftsmanship and practical family living. Beautifully renovated and significantly improved by the current owners, this stunning home is ready to move straight into. From the moment you step inside, you'll appreciate the high specification and meticulous attention to detail, with every room thoughtfully designed to create a warm and inviting atmosphere.

Standout features include underfloor heating, a striking vaulted ceiling that enhances the sense of space and light, and a beautifully landscaped, private rear garden providing a peaceful retreat for relaxing or entertaining family and friends.

The accommodation briefly comprises an inviting reception hall, an elegant lounge, a superb open-plan kitchen/dining room, utility room, stylish ground floor shower room and a versatile snug, ideal as a playroom, home office or second sitting room. To the first floor, the impressive master bedroom benefits from a contemporary en-suite shower room, complemented by three further generously proportioned bedrooms and a beautifully appointed family bathroom.

This is a rare opportunity to acquire a truly turnkey family home where style, comfort and functionality come together perfectly.

Approach

Gravelled drive to front providing off road parking to front.

Reception Hall

A warm & welcoming hall with door off to lounge, stairs rise to the first floor, central heated radiator.

Lounge

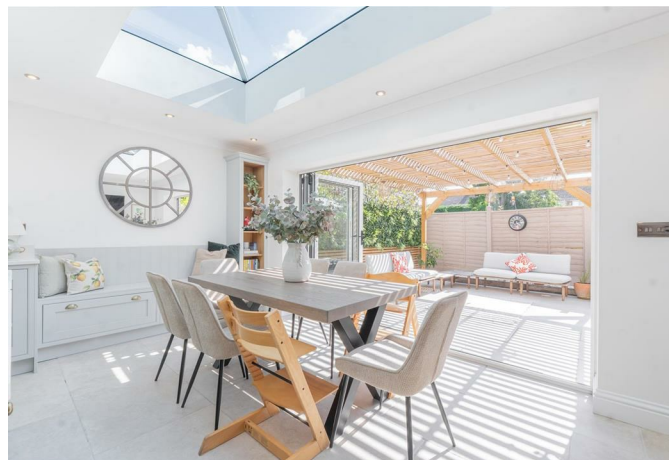
14'8" x 13'4" (4.49 x 4.08)

Centred log burner, bespoke fitted cabinet with down lighting, double glazed window to front, central heated radiator.

Kitchen/Diner

18'4" x 15'2" (5.60 x 4.63)

The heart of the home is this exceptional bespoke inframe kitchen offering a variety of wall & base units, 'Zanussi' integrated appliances including double electric oven, 'AEG' induction hob with extractor over along with integrated dishwasher, full length integrated fridge & freezer, Ceramic inset sink with mixer tap, integrated bin storage, Quartz worktops. Further into the room is a sky lantern over allowing natural light to flood through, bifold doors open into the garden, spot lights through, heated under floor tiled flooring, door off to utility.



Utility

Inframe wall and base units with Quartz tops, plumbing for washing machine under, door off to shower room & snug, stable door opens into the garden, heated under floor tiled flooring, spot lights.

Shower Room

Walk in shower, wash hand basin, w.c, double glazed window to side, heated under floor tiled flooring, spot lights.

Snug

8'4" x 7'8" (2.56 x 2.34)

Perfect addition is this snug that offers double glazed window to side, central heated radiator.

Landing

Spacious landing with doors off to all first floor accommodation, loft access.

Master Bedroom

13'7" x 8'3" (4.15 x 2.53)

Having vaulted ceiling, door off to en-suite, double glazed window to front, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, double glazed window to rear, heated under floor tiled flooring, spot lights.

Bedroom 2

12'6" x 9'11" (3.83 x 3.03)

With built in wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3

11'3" x 7'10" (3.43 x 2.41)

Double glazed window to front, central heated radiator.

Bathroom

Bath, wash hand basin, w.c, double glazed window to rear, spot lights, central heated towel rail.

Bedroom 4

8'3" x 8'0" (2.52 x 2.45)

Double glazed window to front, central heated radiator.

Garden

Your very own tranquil peaceful hosting space with large pergola area with tiled patio, tidy artificial lawn with bench seating nestled within the corner.

Garage (store)

Double doors to front, ideal for storage.



Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

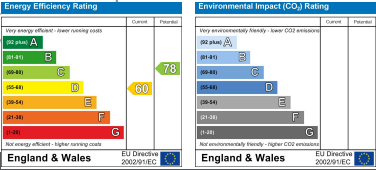
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached intermediary on the basis that we saw expenditure in so doing. If you have please feel free to contact us.



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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