



Grove.

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5 Barnetts Close, Kidderminster DY10 3DG

Asking Price £485,000

5 Barnetts Close

Grove Properties Group are delighted to present this fabulous four-bedroom detached property on Barnetts Close in Kidderminster. Positioned on a quiet cul de sac, this home is perfect for families of all sizes looking for their forever family home.

The ever popular local schools and abundance of local amenities within walking distance make this family home even more desirable. Brilliant opportunities for commuting with the nearby Kidderminster train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network.

Comprising an entrance hall, large kitchen diner with living space, log burner and French doors out to the garden, a further good sized living room, four good sized bedrooms, modern family bathroom, ensuite shower room and double garage.

Externally, the garden is a great space for hosting friends and family and provides a safe space for children to play. In addition, there is plenty of off road parking with the driveway.

To arrange a viewing, please contact our Hagley branch.









Approach

Approached via tarmac driveway offering parking for five vehicles, gates to either side for access to the garden and door through to the entrance hall.

Entrance Hall

With door and obscured double glazed window to side, further double glazed window to front, central heating radiator and wood flooring throughout. There are stairs leading to the first floor landing and doors leading to:

Downstairs W.C.

With obscured double glazing window to front, chrome radiator and wood flooring. There is a fitted corner sink with tiled splashback and w.c.

Kitchen 9'6" x 12'5" (2.9 x 3.8)

With double glazed window to front, tiled flooring and fitted wall and base units with a quartz worksurface over. There is a two bowl Belfast sink with Quooker boiling water tap, five ring Neff hob with extractor fan overhead and integrated dishwasher. Other integrated appliances include a Neff oven and Neff microwave, along with space for a fridge freezer and handy storage with bin cupboard and double shelf drawers. This space is open plan through into the dining area.

Dining Area 8'10" x 10'2" (2.7 x 3.1)

An open plan space into the living area with central heating radiator, herringbone wood flooring and glass doors through into lounge.

Living Area 11'9" x 12'1" (3.6 x 3.7)

With French doors to the side and rear, large Velux window and herringbone wood flooring. There is a central heating radiator and feature log burner with slate hearth and flume.

Lounge 12'5" max 4'3" min x 18'0" max 16'8" min (3.8 max 1.3 min x 5.5 max 5.1 min)

With sliding double glazed door to rear, two central heating radiators and feature fireplace with gas log burner and slate hearth.

Garage

With two up and over doors for access, lighting overhead and electric points throughout. There are fitted base units with worksurface over, one and a half bowl stainless steel sink with drainage and space and plumbing for white goods, along with a door and window to rear.





First Floor Landing

With access to the loft via hatch, airing cupboard housing boiler and doors leading to:

Bedroom One 10'9" x 11'5" (not into wardrobes) (3.3 x 3.5 (not into wardrobes))

With double glazing window to rear, central heating radiator and wood flooring. There is ample fitted storage with sliding door wardrobes and door leads to:

Ensuite Shower Room

With obscured double glazed window to rear, chrome radiator and tiling to floor and half walls. There is a floating vanity unit with storage and a large shower cubicle.

Bedroom Two 10'9"x 11'5" (3.3x 3.5)

With double glazed window to rear, central heating radiator and herringbone flooring, along with fitted sliding door wardrobes.

Bedroom Three 11'1" x 8'10" (3.4 x 2.7)

With double glazed window to front and central heating radiator.

Bedroom Four 11'1" max 9'2" min x 8'6" max 3'3" min (3.4 max 2.8 min x 2.6 max 1.0 min)

With double glazed window to front and central heating radiator.

Bathroom

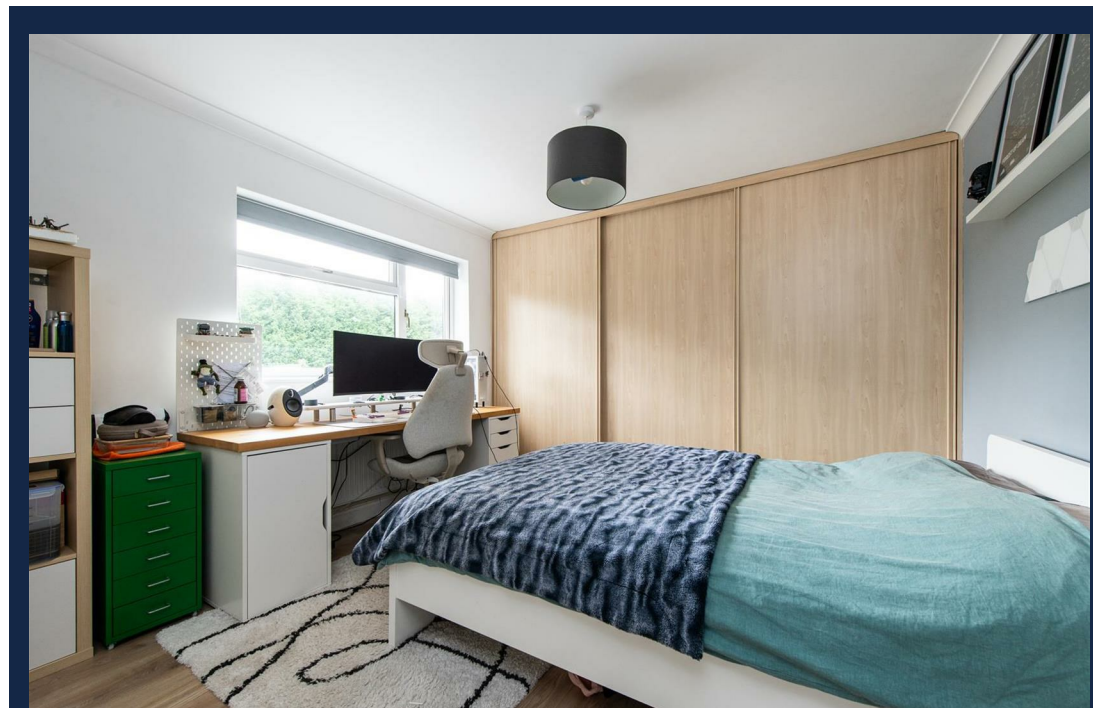
With obscured double glazed window to front, heated towel rail, herringbone wood effect tiled flooring and panelling to walls. There is a large vanity unit with storage, w.c. and a free standing Heritage bath.

Garden

A great space with paved patio and raised decking area, pergola seating with swing bed seat, filtered pond and lawn. There are various planter beds with mature shrubs and trees, shed for storage and covered seating are to the rear. To either side of the property are gates for access to the front of the property and the borders are established with fence panels.

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.





Council Tax
Tax band is E.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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 £175 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.

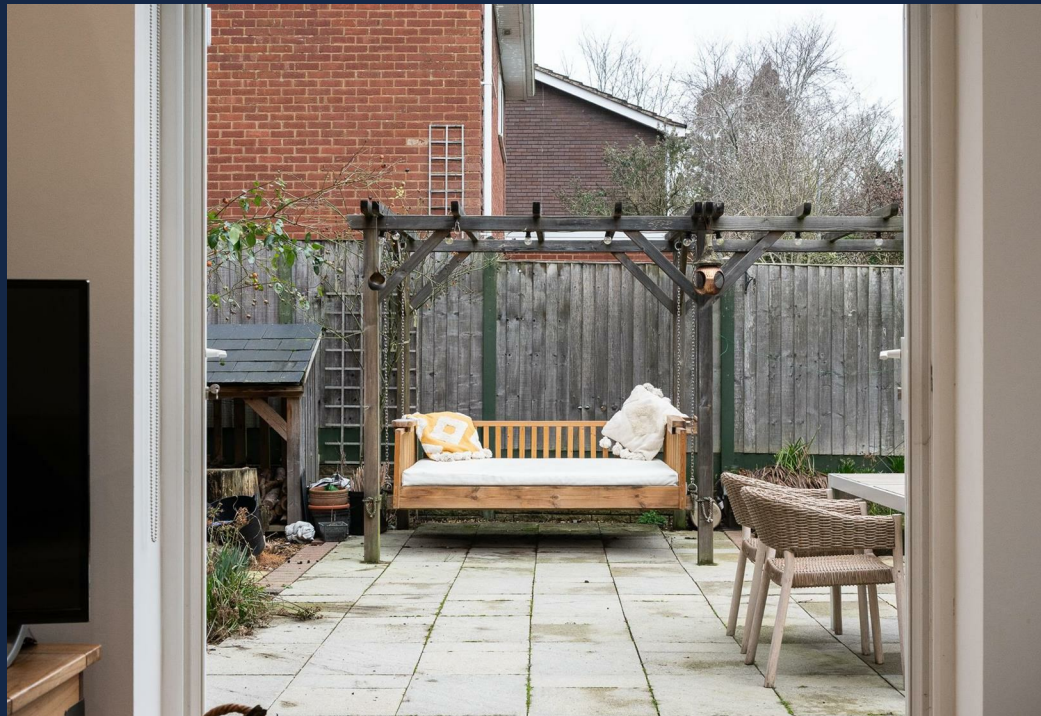
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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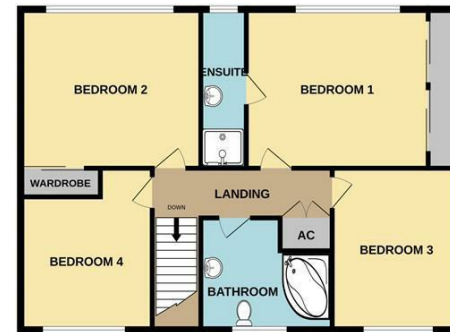




GROUND FLOOR



1ST FLOOR



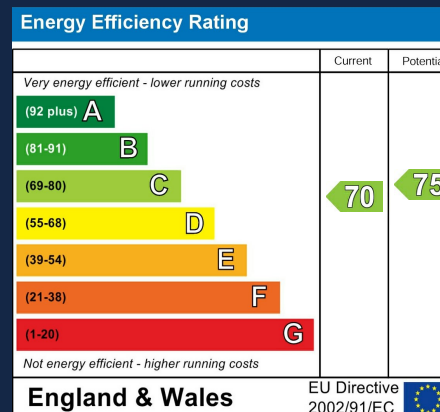
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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