



7 Barnetts Lane

Kidderminster, DY10 3HR

Andrew Grant

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5 Bedrooms **2 Bathrooms** **3 Reception Rooms**

Elegant 1930s family home with five bedrooms, three versatile reception rooms and a generous mature garden, enjoying views across a neighbouring golf course.

- Five bedroom 1930s family home offering spacious accommodation across two floors
- Three reception rooms including a generous living room with fireplace and a dining room with bay window.
- Expansive mature garden with large lawn, paved terrace and tiered areas bordered by established hedges and shrubs
- Ample driveway parking leading to an integral garage, with additional space for vehicles and turning
- Situated on a sought after lane in Kidderminster overlooking a nearby golf course and convenient for local amenities, transport links and schools

This elegant 1930s family home provides over 2,000 sq ft of accommodation with five bedrooms, two bathrooms and three reception rooms. The ground floor includes a kitchen breakfast room, dining room, snug and generous living room opening onto the terrace, while upstairs there are five well-proportioned bedrooms including a principal suite. Outside, a substantial mature garden features lawns, terraces and established planting. A sweeping driveway provides parking and leads to a garage. The property enjoys views across a neighbouring golf course to the front.

2033 sq ft (188.9 sq m)





The kitchen and breakfast room

Forming the hub of the home, the kitchen and breakfast room is designed for cooking and informal meals. Fitted wall and base cabinets with complementary work surfaces incorporate an integrated double oven, hob and sink with drainer against tiled splashbacks. Two broad casement windows overlook the garden and there is space for a breakfast table, with a door leading to the utility room and hallway.





The living room

A generous principal reception room for relaxing and entertaining, the living room centres on a handsome stone fireplace with hearth. A deep bay incorporates a glazed door opening onto the rear terrace, while there is ample space for seating. This room enjoys a connection to the hallway and provides easy access to the garden for summertime gatherings.



The dining room

Ideal for family meals and entertaining, the dining room occupies a position to the front of the home. Its notable features include a curved bay window and an original fireplace set into a tiled surround. This room connects to the hall, allowing convenient service from the kitchen, and offers plenty of space for additional furniture.



The snug

A cosy second sitting area provides a quiet retreat or playroom away from the main reception rooms. A wide window overlooks the frontage, situated between the kitchen and the hall, this versatile room could also serve as a study or hobby room depending on household needs.



The utility and cloakroom

Supporting day-to-day living, the utility room provides additional work surfaces, a stainless-steel sink and a series of wall and base cabinets with tiled splashbacks. There is plumbing for laundry appliances and a window to the side. A separate cloakroom leads off the corridor and contains a WC and a basin, offering convenience for guests and residents alike.





The primary bedroom and en suite

The principal bedroom is a generous double room positioned at the rear of the first floor. A deep bay window overlooks the garden and there is ample room for bedroom furniture. This room is complemented by a private en suite bathroom featuring a panelled bath with shower over, pedestal basin and WC, with tiled walls and a contrasting floor.





The second bedroom

The second bedroom is another well-proportioned double room on the first floor with views over the rear garden and there is space for freestanding furniture along with a built-in wardrobe.



The third bedroom

The third bedroom offers further sleeping accommodation and would suit family or guests. It has a large leaded window overlooking the front, space for a double bed and furniture and benefits from a built-in wardrobe and a neutral finish.



The fourth and fifth bedrooms

Two additional bedrooms complete the accommodation on the first floor, each offering flexibility for use as sleeping quarters or study space. The fourth bedroom is particularly spacious, enhanced by a wide bay window and ample room for seating or desks. The fifth bedroom includes a built-in cupboard and a large window, making it ideal as a home office or further family or guest bedroom.





The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a white suite. A panelled bath sits beneath half-tiled walls decorated with a floral border and there is a separate glazed shower enclosure. A pedestal basin, WC and wall mirror complete the fixtures, and a textured leaded window provides light and privacy.





The garden

To the rear of the house lies a substantial mature garden arranged in tiers. A paved terrace adjacent to the house provides space for outdoor dining, beyond which a generous lawn stretches out flanked by well-stocked shrub borders, evergreen hedging and specimen trees. Stone steps lead up to a further lawned area, creating a secluded backdrop for family activities and relaxation.



The driveway and parking

A sweeping tarmac drive curves between lawned front gardens to provide ample off-road parking. It leads directly to the front entrance and an integral single garage with up-and-over door. Bordered by low stone walls and mature hedging, the drive offers plenty of space for several vehicles and provides an impressive approach to the house.

Location

Barnetts Lane lies within a well regarded residential area of Kidderminster, characterised by mature 1930s properties and leafy surroundings. The property enjoys a pleasant outlook towards a neighbouring golf course, adding to the open feel of the setting. The town offers a comprehensive range of amenities including shops, supermarkets, cafés, leisure facilities and health services. There are several highly regarded schools in the local area catering for all ages. Commuters have convenient access to road links connecting to Worcester, Birmingham and the wider Midlands region, while Kidderminster rail station provides services to regional centres. Nearby open spaces and countryside offer opportunities for walking, cycling and recreation.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

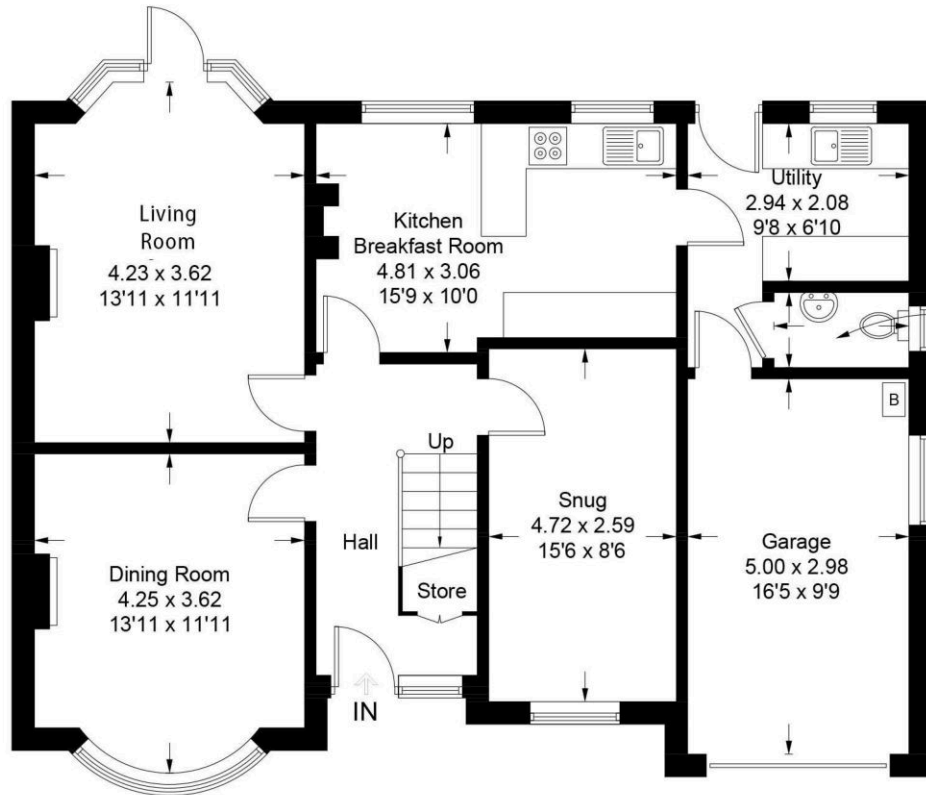
Council Tax

The Council Tax for this property is Band F

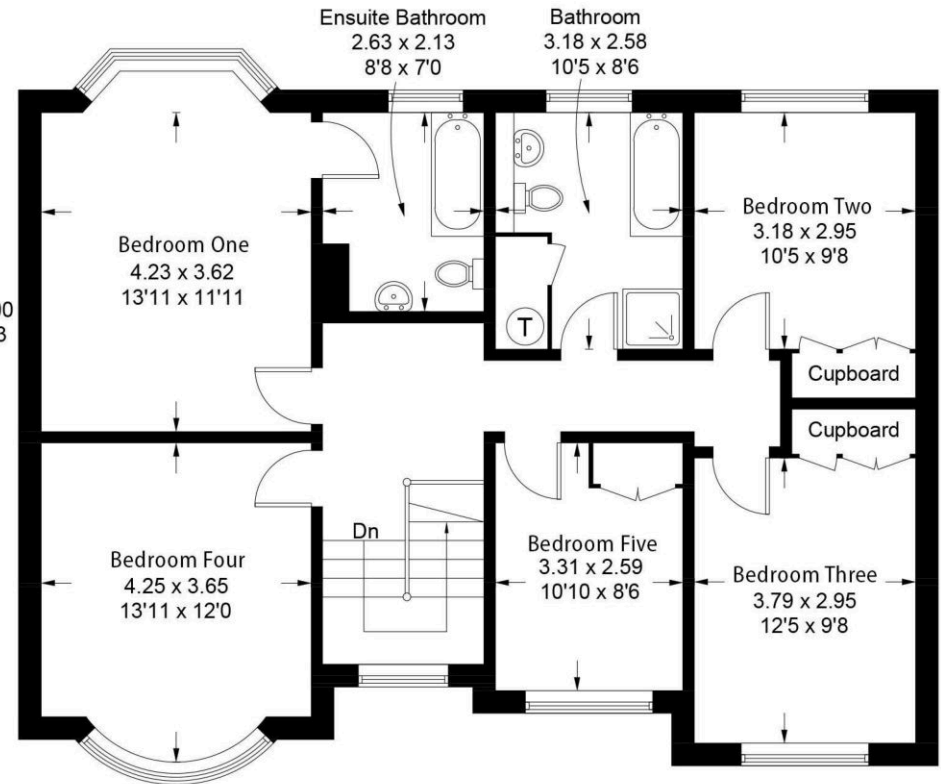


7, Barnetts Lane, Kidderminster

Approximate Gross Internal Area = 188.9 sq m / 2033 sq ft
(Including Garage)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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