

# 152 Barnett Lane

Kingswinford, DY6 9QA

Andrew Grant

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**3 Bedrooms** **1 Bathrooms** **2 Reception Rooms**

A well proportioned three bedroom family home offering versatile ground floor living, conservatory, generous garden, garage and driveway, set within a popular Kingswinford residential location.

- A well arranged three bedroom home with flexible ground floor accommodation.
- Living room, dining room, conservatory and kitchen with separate utility and cloakroom.
- Enclosed rear garden with lawn, seating area and useful outbuilding.
- Driveway providing off road parking for multiple vehicles with garage.
- Convenient Kingswinford location close to amenities, schools and transport links.

This three bedroom property offers well balanced accommodation arranged over two floors, suited to modern family living. The ground floor comprises a living room, dining room, conservatory, kitchen, utility and cloakroom, creating a practical and sociable layout. Upstairs provides three bedrooms and a family bathroom. Outside, the rear garden offers lawned space with seating and an outbuilding, while the front benefits from a generous driveway and garage. Situated on Barnett Lane, the home enjoys convenient access to local amenities, schools and transport connections.

Approximately 1,217 sq ft (113.0 sq m) excluding the garage





# The kitchen

The kitchen is arranged to maximise workspace and storage with a practical layout that supports everyday cooking. Integrated appliances include a built in double oven and gas hob, positioned for ease of use alongside generous work surfaces. A window over the sink provides outlook to the rear garden while maintaining privacy. The room connects directly to the dining room and gives access through to the utility, creating a well organised and efficient working area.



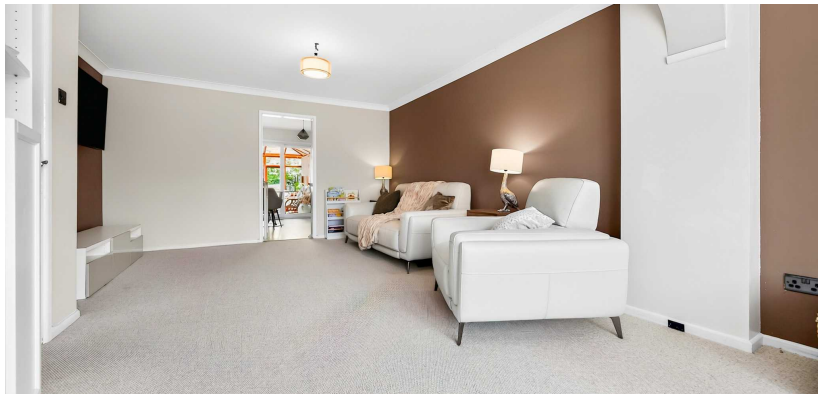


# The dining room

Positioned between the kitchen and conservatory, the dining room provides a defined yet flexible space suited to both everyday meals and more formal occasions. Glazed doors open directly into the conservatory, strengthening the connection between indoor living and the garden beyond. This room works naturally as a social hub, complementing the practical layout of the ground floor.

# The living room

The living room is a generously proportioned space arranged to accommodate a variety of seating layouts while retaining a clear sense of flow. A wide opening leads through to the dining room and the room benefits from a bay window to the front elevation, adding character and enhancing the overall sense of space. Its size and layout make it well suited to both everyday living and larger gatherings.





## The conservatory

Set to the rear of the property, the conservatory offers a versatile additional reception space with views across the garden. Its design allows it to function comfortably as a sitting area, hobby room or quiet retreat away from the main living spaces. Direct access to the garden makes it easy to move between indoor and outdoor areas during warmer months.

# The utility and cloakroom

Located off the kitchen, the utility room provides valuable additional storage and practical workspace. It offers direct access to the rear of the property, supporting everyday routines and garden use. Adjacent to this, the cloakroom is fitted with essential facilities and is conveniently positioned for guests and ground floor living.



# The primary bedroom

The primary bedroom is a comfortable double room arranged to allow for a full range of bedroom furniture while retaining clear circulation. Built in wardrobes provide practical storage without encroaching on the main floor area. A front facing window serves the room well and contributes to a balanced layout. This bedroom offers a calm and well proportioned retreat within the first floor accommodation.





# The second bedroom

The second bedroom is a well proportioned double room offering flexibility for a range of uses, including guest accommodation or a secondary family bedroom. Its layout allows for comfortable furniture placement while retaining a practical sense of space. A window to the rear elevation serves the room well and supports its balanced proportions.



## The third bedroom

The third bedroom is a room that lends itself to a variety of uses including a child's bedroom, study or home office. Its proportions allow for essential furniture while maintaining a comfortable layout. A window to the front elevation provides outlook and helps define the room's practical shape. This space adds flexibility to the first floor and supports a range of household needs.



# The bathroom

The bathroom is fitted with a white suite arranged to make efficient use of the available space. A panelled bath is set alongside a wash basin with built in storage, supporting practical daily use. Wall tiling extends around the room and a window provides ventilation and privacy.

# The garden

The rear garden offers a generous outdoor space arranged primarily as lawn with established planting to the boundaries. A paved seating area sits directly outside the conservatory, providing a natural place for outdoor use during the warmer months. The garden extends to a useful outbuilding at the far end, adding storage or hobby potential. Enclosed fencing creates a defined and private setting.







## The driveway and parking

To the front of the property, the driveway provides off road parking for multiple vehicles and leads directly to the garage. Its layout allows for easy access and manoeuvring while maintaining a neat approach to the house. Low level planting and boundary walls frame the frontage without restricting usable space. This arrangement offers practical everyday convenience and enhances the overall appeal of the property.

# Location

152 Barnett Lane occupies a convenient position within Kingswinford, a popular South Staffordshire town known for its strong community feel and established residential setting. A range of everyday amenities can be found close by, including local shops, supermarkets, cafés and essential services, all supporting comfortable day to day living. Kingswinford High Street and nearby village centres offer further choice without the need to travel far.

The area is particularly well suited to families, with access to a selection of well regarded primary and secondary schools within the surrounding area. Leisure facilities, green spaces and local walks are also readily available, adding to the appeal for a variety of lifestyles.

Transport connections are practical and accessible, with good road links to Stourbridge, Dudley and the wider Black Country, as well as onward routes towards Birmingham and the motorway network. Regular public transport services operate locally, supporting commuting and wider travel. This combination of amenities, schooling and connectivity makes Barnett Lane a consistently sought after location.

# Services

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

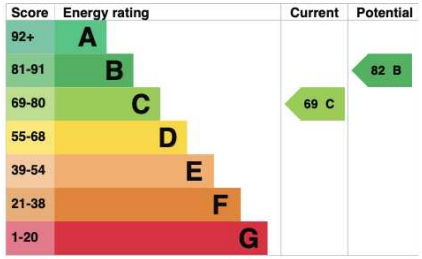
# Council Tax

The Council Tax for this property is Band D



# Barnett Lane

Approximate Gross Internal Area
Ground Floor = 83.7 sq m / 901 sq ft
(Including Garage)
First Floor = 41.5 sq m / 447 sq ft
Total = 125.2 sq m / 1348 sq ft



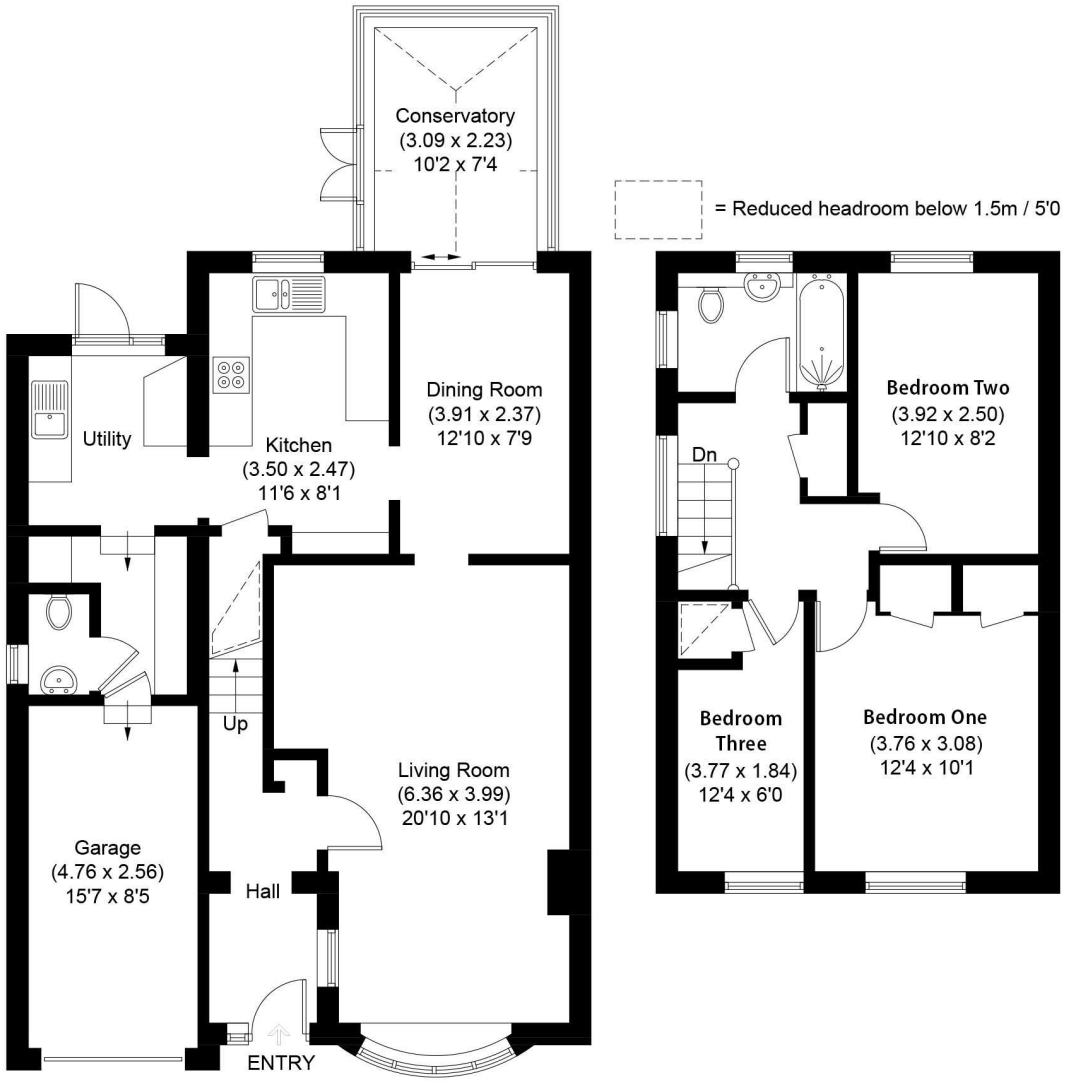




Illustration for identification purposes only, measurements are approximate, not to scale.

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