



The
LEE, SHAW
Partnership

14 Barratts Croft
Brierley Hill, DY5 4UL

TURN THE KEY READY MOVE IN CONDITION

This beautifully presented and extended 4 bedroom detached family home offers stylish and modern living throughout. Immaculately maintained and ready to move into, this is a property that truly needs to be seen to be appreciated.

Barratts Croft is situated within a quiet cul-de-sac on the sought after Badgers Rise development just off Coopers Bank Road. The property benefits from a range of local amenities in both Gornal Village and Kingswinford, along with excellent public transport links and well regarded primary and secondary schools locally.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Guest Cloakroom, Lounge, open plan Kitchen Diner, Landing, Bedroom 1, En-suite shower room, 3 further Bedrooms, House Bathroom, rear Garden and Garage.

OVERALL, A BEAUTIFUL, TURN THE KEY READY MOVE IN CONDITION FAMILY HOME!

On the Ground Floor, the front doors leading into the Reception Hall with stairs to first floor, door to Guest Cloakroom and a door to;

The Lounge is located at the front and features a bay window, built in storage/tv unit and herringbone style flooring.





BEDROOM 1 WITH EN-SUITE

The modern open plan Kitchen Diner is fitted with grey gloss wall and base cupboards, granite worktops with splashback tiles and upstands, an inset sink and drainer, induction hob, built-in microwave, dishwasher, washing machine, oven, Worcester Bosch boiler and further space for a fridge freezer. Furthermore, there is a useful understairs storage cupboard, spotlights, a door leading to the Garage and French doors to rear Garden.

To first floor, the landing has an airing cupboard, loft access and doors to;

Bedroom 1 benefits from built in wardrobes with sliding doors and a door to en-suite Shower Room. The En-Suite is fitted with a suite comprising; wc, hand wash basin, shower cubicle, partly tiled walls and vertical radiator.

There are 3 additional Bedrooms, of which both Bedroom 2 & 3 are double and feature built in wardrobes.

The House Bathroom is fitted with a white suite comprising; concealed wc and hand basin with built in storage, bath with shower over, partly tiled walls, vertical radiator and spotlights.





SUMMERHOUSE IN REAR GARDEN

Externally, the property benefits from a private, east facing rear Garden featuring a paved patio with shallow steps leading to an artificial lawn. There is a further patio seating area, providing an ideal space for outdoor entertaining. In addition, there is outside water tap, shed, side access and a summerhouse.

The Garage has an electric up and over door, lighting and door to side access.

To the front, there is a block paved driveway providing ample off road parking and electric charging point.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band:



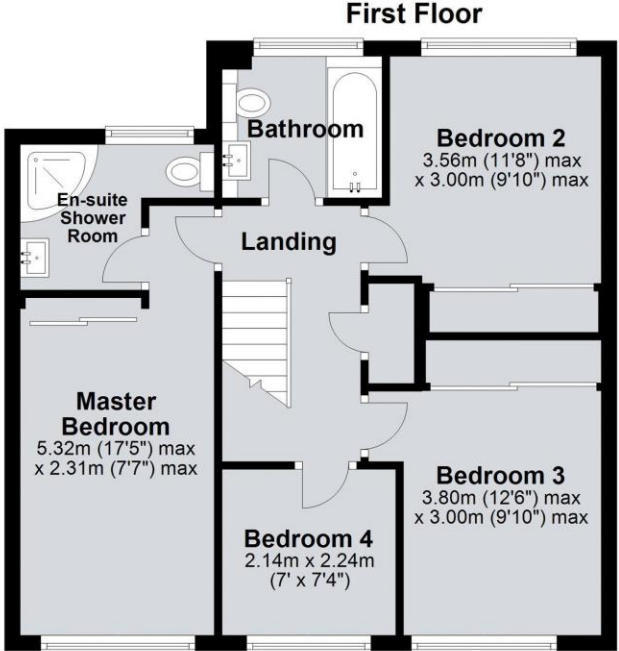
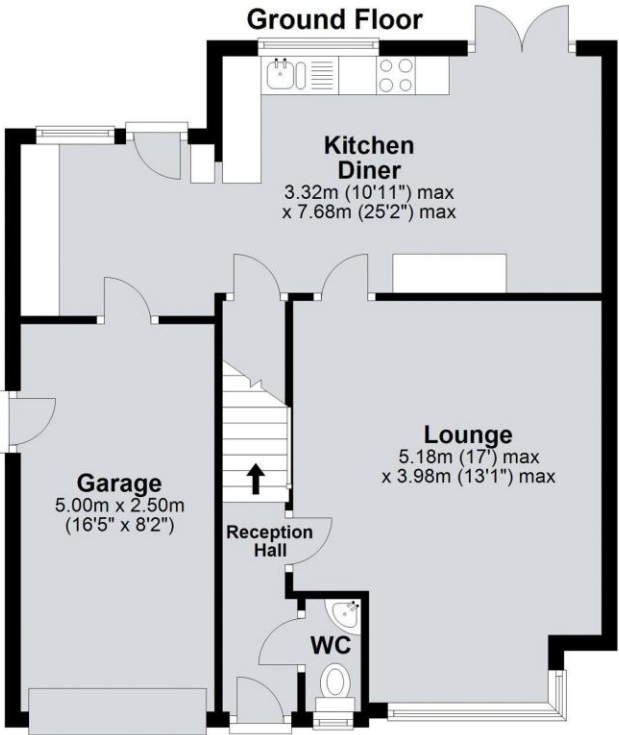
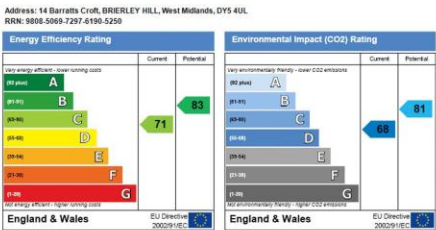


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 46sq m, 495sq ft
Garage: 14sq m, 151sq ft
First Floor: 53sq m, 570sq ft



FLOOR
PLANS

EnergyCom Ltd

Produced by EnergyCom Limited
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
www.energy-survey.com

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.