

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barnett Close

Kingswinford, DY6 9PW



Council Tax: C



# Barnett Close

Kingswinford, DY6 9PW

£257,500



## Front of the Property

To the front of the property there is a driveway with chipping stone and shrub border, double glazed composite door to the entrance hall, up and over door and further door leading to the garage.

## Entrance Hall

With a double glazed composite door leading from the front of the property, door to the lounge, stairs to the first floor and a central heating radiator.

## Lounge

16'8" into bay x 13'1" (5.1 into bay x 4)

With a door leading from the hall, double glazed bay window to the front, door to the kitchen, gas fire with decorative surround and a central heating radiator.

## Kitchen Breakfast Room

16'4" x 8'6" (5 x 2.6)

With a door leading from the lounge this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half bowl stainless steel sink and drainer, space for a cooker and fridge/freezer, tiled flooring, double glazed doors leading to the rear garden, double glazed window to the rear, door to the utility room, useful storage cupboard and a central heating radiator.

## Utility Room

10'5" x 8'6" (3.2 x 2.6)

With a door leading from the kitchen this utility has a range of wall and base cupboards with work surfaces above, stainless steel sink and drainer, wall mounted boiler, space for appliances, plumbing for a washing machine, tiled flooring, door to the garage, double glazed window and door leading to the rear garden.

## Garage

15'5" x 10'9" (4.7 x 3.3)

With an up and over door to the front, further door to the front and to the utility room, power and lighting.

## Landing

With stairs leading from the hall, doors to rooms, loft access, airing cupboard and a double glazed window to the side.

## Bedroom One

16'4" max x 14'1" into bay (5 max x 4.3 into bay)

With a door leading from the landing, double glazed bay window to the front and a central heating radiator.

## Bedroom Two

12'1" x 9'10" (3.7 x 3)

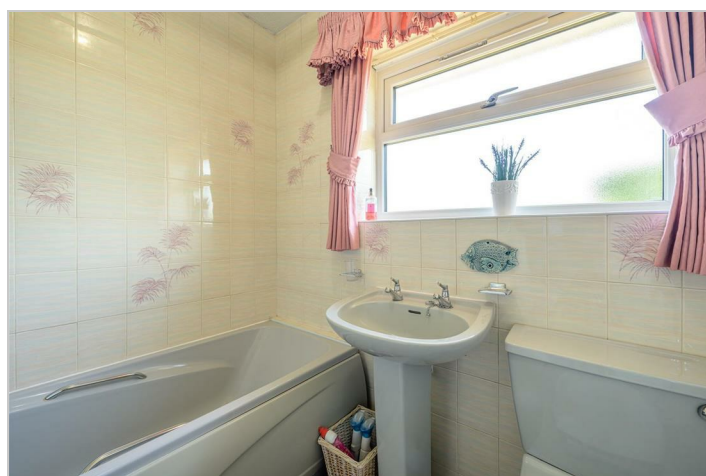
With a door leading from the landing, double glazed window to the rear, fitted wardrobes and a central heating radiator.

## Bathroom

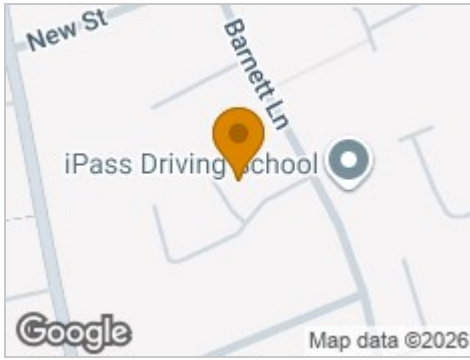
With a door leading from the landing, this bathroom has a bath with shower over, WC, wash hand basin, double glazed window to the rear, tiled walls and a central heating radiator.

## Garden

With access via the kitchen and utility room, this lovely private rear garden has a patio area with lawn beyond which is bordered with shrubs and decorative slate.



## Road Map



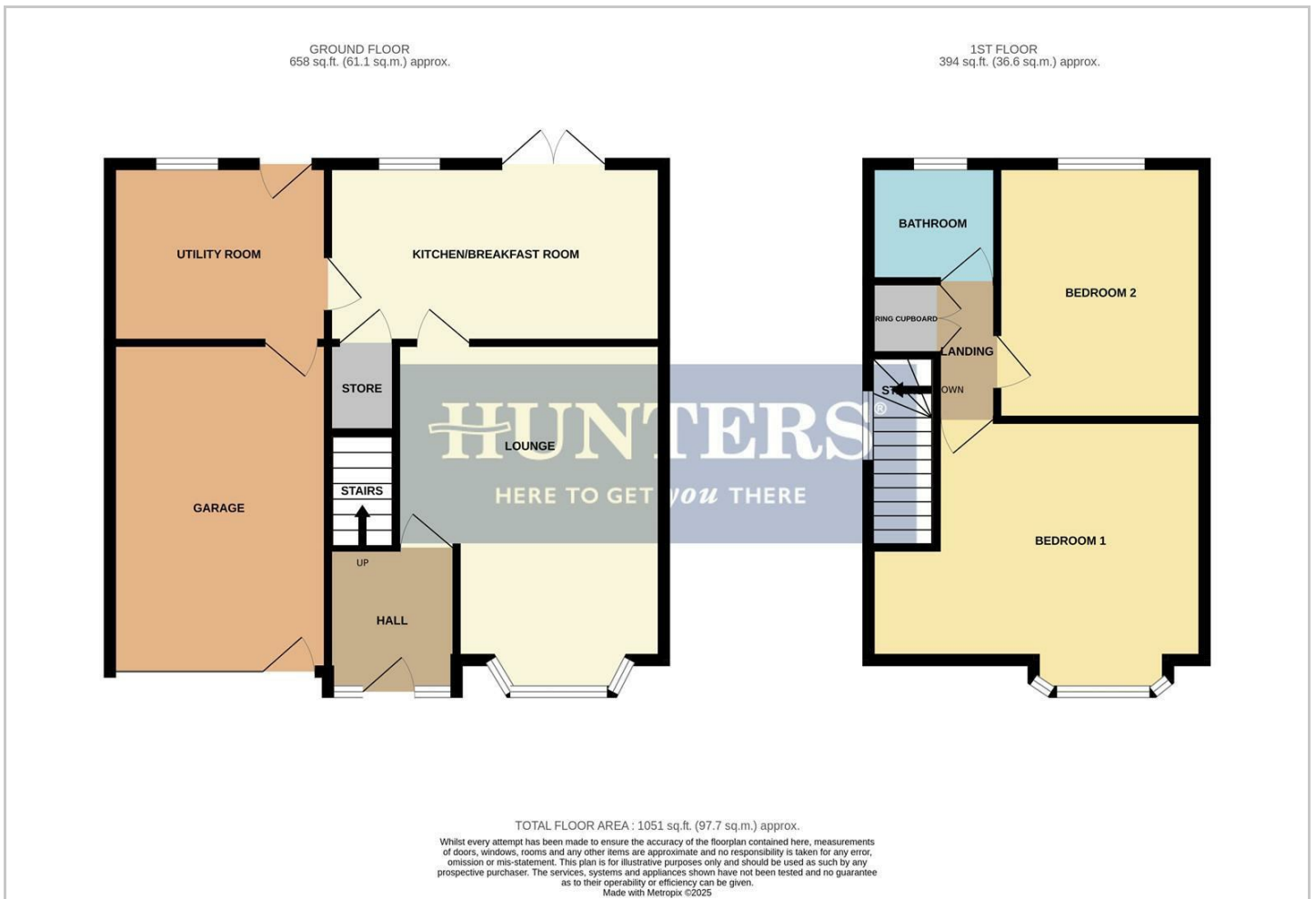
## Hybrid Map



## Terrain Map

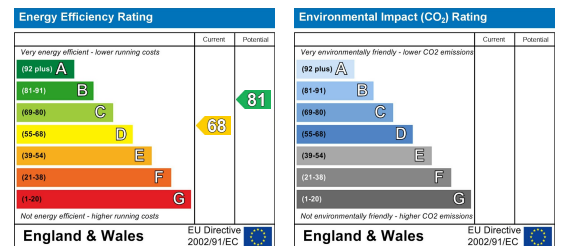


## Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.