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**5 Barrar Close**  
Wollaston, Stourbridge

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## 5 Barrar Close, Wollaston, Stourbridge DY8 4DS

This modern 3 Bedroom Semi-detached property enjoys a popular cul-de-sac location leading off Richardson Drive, convenient for a range of amenities in Wollaston Village and Sainsbury's Local off High Street

The property would make an ideal first time home and is well worth a look to fully appreciate its overall size, layout and position.

With gas central heating and comprising: Reception Hall, Guest Cloakroom, Kitchen, Lounge, Landing, 3 Bedrooms (Bedroom 1 with En-Suite) and Bathroom. The property further benefits from Driveway parking.

AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a canopy entrance with composite double glazed front door opening to the Reception Hall having stairs off to 1st Floor, laminate floor and doors leading off.

The Guest Cloakroom has a modern white suite with WC, basin and tiled splashback and laminate floor.

There is a Kitchen, to the front, having a range of wall/base cupboards, worktops, sink and mixer tap, Ideal gas central heating boiler, UPVC double glazed front window, appliance spaces and cooker hood.

The rear Lounge has a mantel fireplace with hearth and there are rear UPVC double glazed doors to Garden.

On the 1st Floor, there is a Landing having loft access and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a front UPVC double glazed window, cupboard over stairs and door to the En-suite having a white suite with corner shower cubicle having curved screen doors, WC, basin, recessed ceiling lights, obscure UPVC double glazed front window and tiled walls.

Bedroom 2 & 3 are located to the rear, each with UPVC double glazed window.

The House Bathroom has a white suite including bath with shower off taps and side shower screen, tiled surround, WC, basin and tiled splash back and extractor.

The Rear Garden has a paved patio, side gate to front, lawn, circular patio, decking to corner and shed.

At the front, there is a lawn with paved and chipping area to the front entrance and tarmac Driveway.

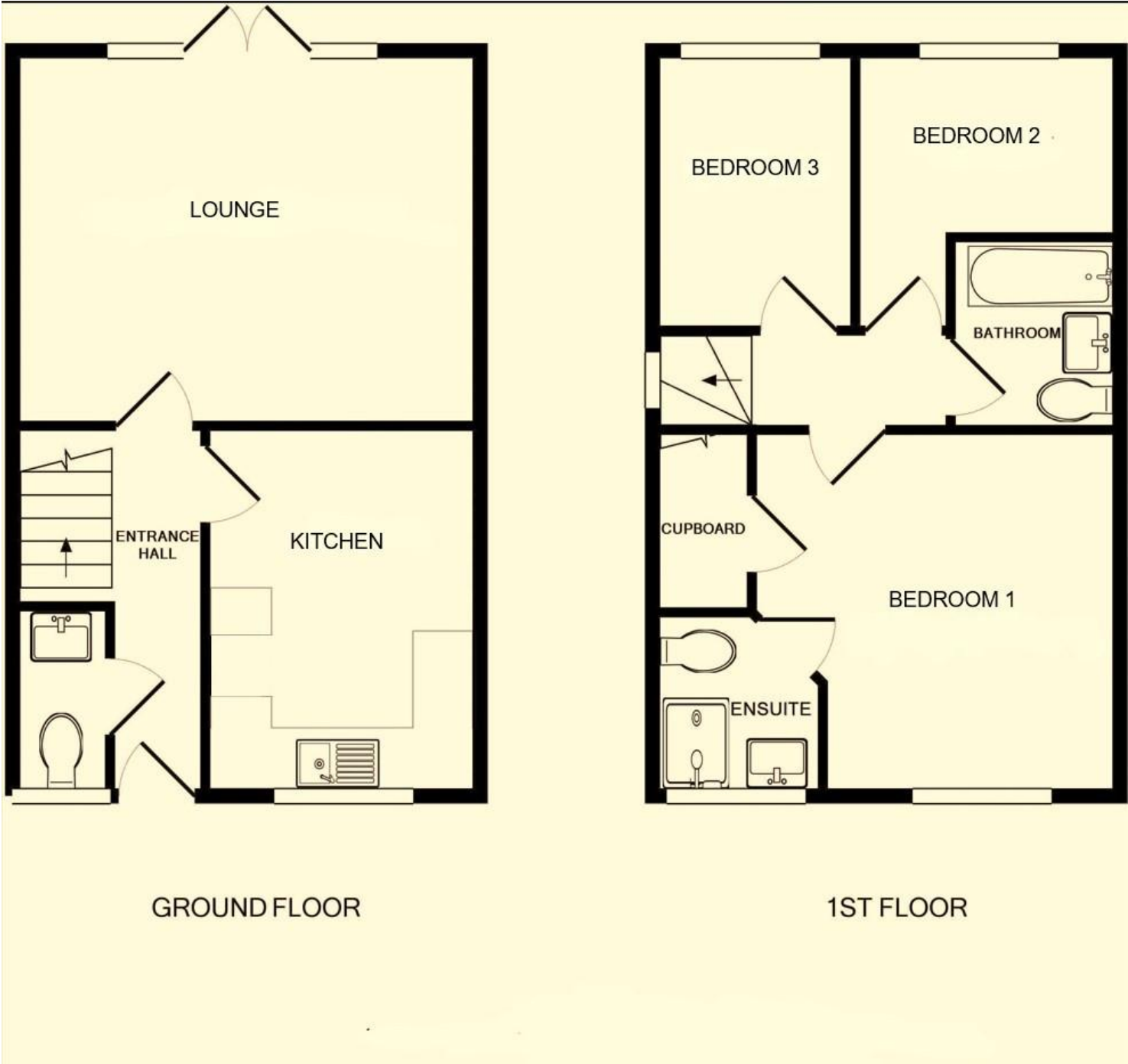
Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C



# FLOOR PLANS

Reception Hall
Guest Cloakroom
Kitchen: 12' x 8'9" (3.66m x 2.69m)
Lounge: 14'10" x 12'8" (4.53m x 3.88m)
Landing
Bedroom 1: 11'1" x 10'3" (3.38m x 3.14m)
En-Suite: 5'1" x 5'1" (1.56m x 1.56m)
Bedroom 2: 8'5" x 7'1" (2.57m x 2.17m)
Bedroom 3: 9'5" x 6'2" (2.88m x 1.88m)
Bathroom: 6'1" x 5'5" (1.87m x 1.66m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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