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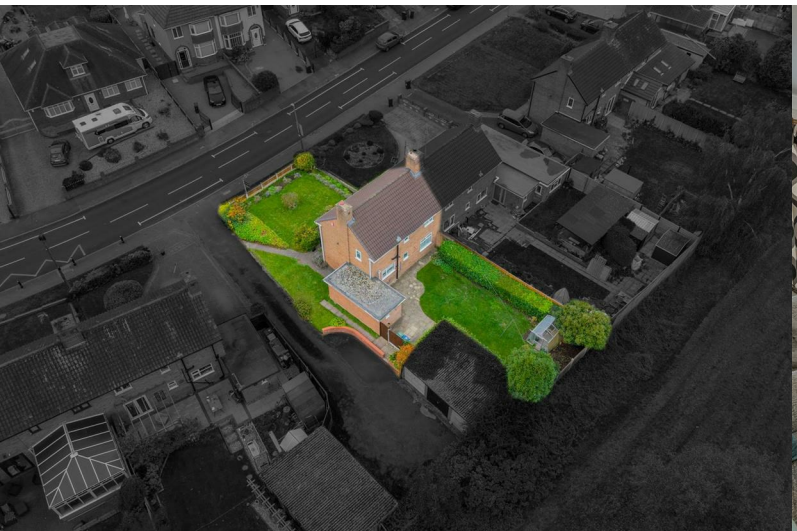


# Barnett Lane

Wordsley, DY8 5PX

3 1 2

Council Tax: C





# Barnett Lane

Wordsley, DY8 5PX

## £325,000





### Front of the Property
To the front of the property is a lawn with shrub borders, driveway to the side of the property and garage situated at the rear, path leading to the front door and further door leading to the lobby.

### Hall
With a door leading from the front of the property, stairs to the first floor and door to the lounge and sitting/dining room.

### Lounge
18'0" x 11'5" (5.5 x 3.5)
With a door leading from the hall, double glazed windows to the front and rear, gas fire with decorative surround, door to the kitchen and a central heating radiator.

### Sitting/Dining Room
10'9" x 9'10" (3.3 x 3)
With a door leading from the hall, open to the kitchen, electric fire, double glazed window to the front and a central heating radiator.

### Kitchen
10'9" x 7'6" (3.3 x 2.3)
With doors leading from the lounge and an opening from the sitting/dining room, this kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, one and a half sink and drainer, integrated electric oven and gas hob, plumbing for a washing machine and dishwasher, space for a fridge, double glazed window to the rear, storage cupboard, pantry with window to the rear, spotlights, door to the lobby and tiled flooring.

### Lobby
With a door leading from the front of the property, tiled flooring, double glazed window and door to the garden, further doors to the kitchen, storage cupboard and WC which has a window to the rear.

### Landing
With stairs leading from the hall, double glazed window to the rear, loft access, airing cupboard and doors to rooms.

## Bedroom One
12'5" x 10'9" (3.8 x 3.3)
With a door leading from the landing, fitted wardrobes, double glazed window to the front, storage cupboard and a central heating radiator.

## Bedroom Two
11'5" into wardobes x 9'10" (3.5 into wardobes x 3 )
With a door leading from the landing, fitted wardrobes, double glazed window to the front, storage cupboard and a central heating radiator.

## Bedroom Three
8'6" x 7'10" (2.6 x 2.4)
With a door leading from the landing, double glazed window to the rear, storage cupboard and a central heating radiator.

## Bathroom
With a door leading from the landing, bath with shower over, WC, wash hand basin, chrome heated towel rail, double glazed window to the side and tiled walls.

## Garage
15'8" x 7'10" (4.8 x 2.4)
Situated to the rear of the property and having an up and over door.

## Garden
With access from the lobby, this private rear garden has a patio area with lawn beyond which is bordered with shrubs, gated access leads to the side of the property giving access to the garage area.









## Road Map



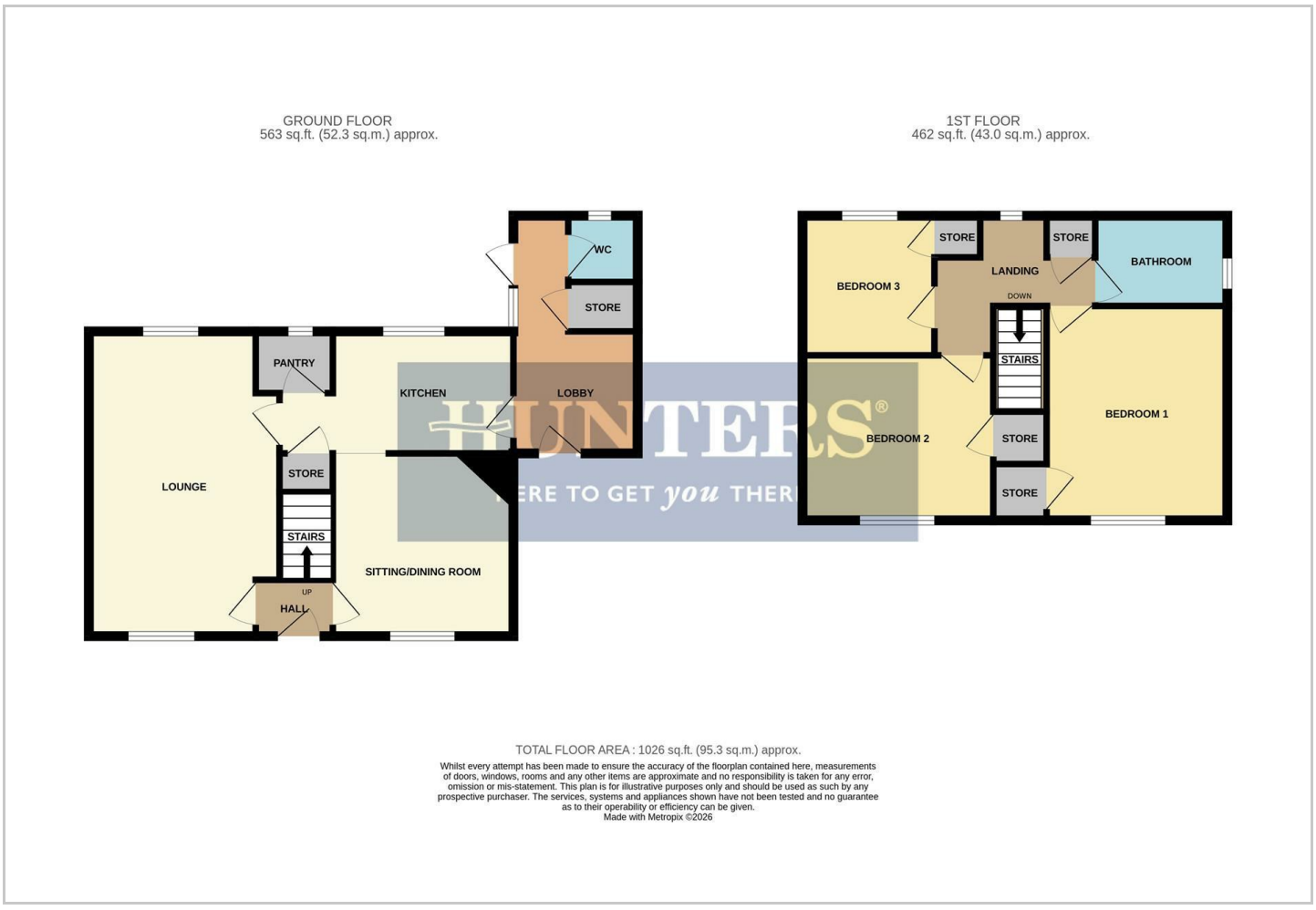

## Hybrid Map




## Terrain Map

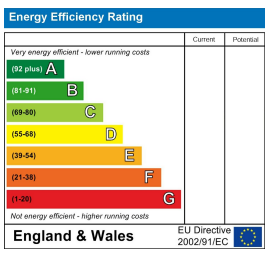


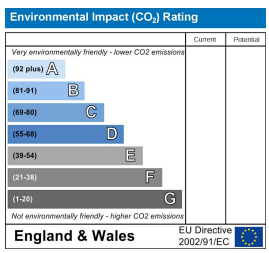

## Floor Plan




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.
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