



**Barnetts Close, Kidderminster**  
Offers in The Region of £340,000



**Features:**

- A large three bedroom detached house
- Substantial lounge
- Dining Room, plus sun room
- kitchen & utility area off
- Master bedroom with en-suite and dressing room
- Carport, garage, plus driveway
- Delightful South facing rear garden
- EPC rating D

**Description:**

A most well presented, three/four bedroom detached home, set in a most desirable cul-de-sac on the East of Kidderminster.

The interior layout briefly comprises: Double glazed entrance porch. Initial hallway, with refitted cloaks/w.c. off. Substantial lounge, with bay window to front and electric fire to surround. Separate dining room, leading to the rear sun room and onto the garden. The fitted kitchen has a good range of storage units, wood work surfaces, range style oven with gas burners above, built-in dishwasher and fridge/freezer, the rear of the kitchen is open to a utility area, having further work top, plumbing for appliances, larder unit, and and exit door to the car port.

The first floor has been altered to provide three spacious bedrooms, what was bedroom four is now used as a dressing room off the master with fitted wardrobes to the far wall. There is also a tiled shower room/en-suite. Bedroom two also has a range of wardrobes and bedroom three is used as a hobby room. The main house bathroom has a bath under the window, white sink and w.c. The landing boasts a built in linen cupboard. Outside the front is laid mainly with lawn, having driveway aside which leads under the carport then on to the attached garage. This contains the heating boiler, window to rear and side door.

The sunny aspect garden is neatly set out with initial paving, colourful borders surrounding the lawn, there is also a side gate to front.

The local area is popular for its schooling, access to Spennel Valley woodland, and it most reachable for all of the town centre amenities including a shopping centre with parking and major eateries, as well as some department stores across two retail parks. The canal runs through the town centre for walks along tow paths and the Severn Valley railway is aside the main commuter station.





**Details:**

**Porch**

**Hall**

**W.C.**

**Lounge**

21' 2" into bay x 12' 8" (6.45m x 3.86m)

**Dining Room**

9' 9" x 9' 9" (2.97m x 2.97m)

**Sun Room**

9' 3" x 8' 4" (2.82m x 2.54m)

**Kitchen**

10' 0" x 9' 7" (3.05m x 2.92m)

**Utility**

6' 10" x 4' 8" (2.08m x 1.42m)

**Stairs rise to the first floor**

**Master Bedroom**

13' 0" x 9' 9" (3.96m x 2.97m)

**En-suite**

**EPC Rating:** D

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 01527 910 300.**



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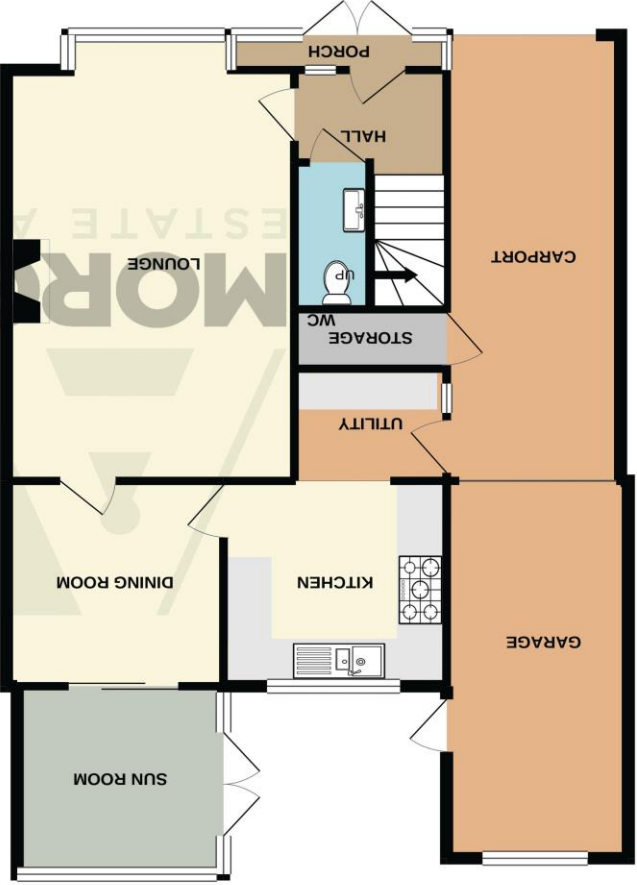
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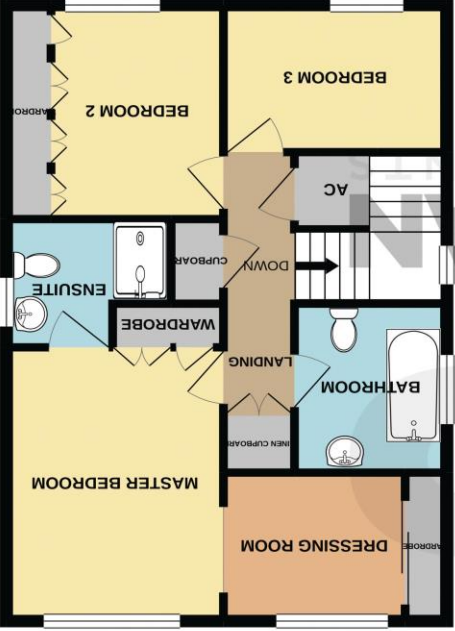
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GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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