

**AP MORGAN**



**Barrs Road, Cradley Heath**  
Offers Over £350,000



**Features:**

- Detached property
- Approved planning permission to extend
- Three bedrooms
- Spacious lounge/diner
- Good-size kitchen/diner
- Generous rear garden
- Large gated driveway
- EPC - D

**Description:**

A substantial three-bedroom detached property in a sought-after area of Cradley Heath with a good-size front driveway, generous rear garden, and approved planning permission to extend over garage. In brief, this property comprises; Entrance porch with beautifully laid porcelain tiles, a stunning hallway with a fabulous solid oak floor, staircase, and banisters, as well as oak doors throughout. A spacious lounge/diner with a feature fireplace overlooks a generous southerly facing rear garden and patio area that is perfect for outdoor entertaining. The kitchen/breakfast room in this property is a good size, and benefits from integrated appliances such as; Four ring gas burner stove, double oven, dishwasher, and a fridge, as well as having a built-in undercounter freezer in the utility/playroom and space for additional appliances such as a washing machine. Lastly on the ground floor is a cloakroom and W.C. The first floor of this property lends itself to three bedrooms; A master bedroom which boasts a shower room and built-in wardrobes, a second double bedroom with built-in wardrobes, and a good-size third bedroom with fitted wardrobes and space for a double bed. Lastly, on the first floor is a family bathroom with walk-in shower and bath units. Externally this property boasts a generous rear garden, an initial patio area accessed via the lounge/diner and utility/playroom, leads up steps to a second outdoor dining area, which is then followed by a good-size lawned area with planting borders and attractive trees and shrubbery to the edges. Ideally situated, near to local schooling, along with Haden Hill Park. There are local shops and amenities to hand, with further shops being located in Halesowen town and Cradley Heath. For commuters, there are road and bus links to Birmingham and Merry Hill, as well as rail links from Cradley Heath train station to Birmingham, Worcester and London.





## Details:

### Porch

3' 4" x 7' 0" (1.02m x 2.13m) (Max)

### Hallway

14' 1" x 6' 9" (4.29m x 2.06m) (Max)

### Lounge/Diner

25' 9" x 10' 7" (7.84m x 3.22m) (Max)

### Kitchen/Diner

16' 2" x 10' 6" (4.92m x 3.20m) (Max)

### Utility/Play Room

27' 1" x 10' 0" (8.25m x 3.05m) (Max)

### Master Bedroom

14' 5" x 11' 7" (4.39m x 3.53m) (Max)

### Bedroom Two

10' 9" x 11' 2" (3.27m x 3.40m) (Max)

### Bedroom Three

10' 9" x 7' 0" (3.27m x 2.13m) (Max)

### Family Bathroom

7' 8" x 6' 9" (2.34m x 2.06m) (Max)

### Shower Room

3' 2" x 5' 4" (0.96m x 1.62m) (Max)

### W.C

2' 5" x 5' 3" (0.74m x 1.60m) (Max)

### EPC Rating: D

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

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

For more information or to arrange a viewing, please call us on  
0121 809 9809.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

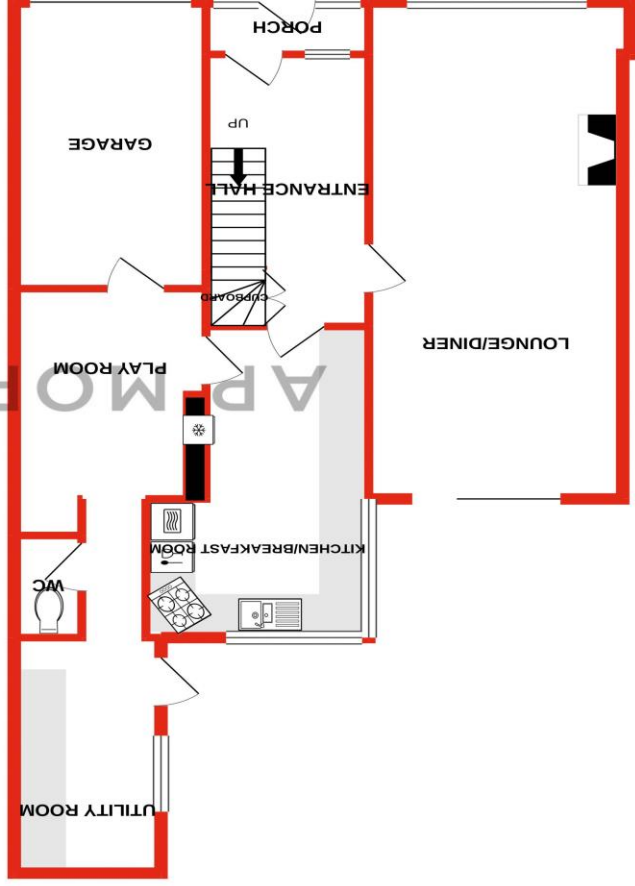
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

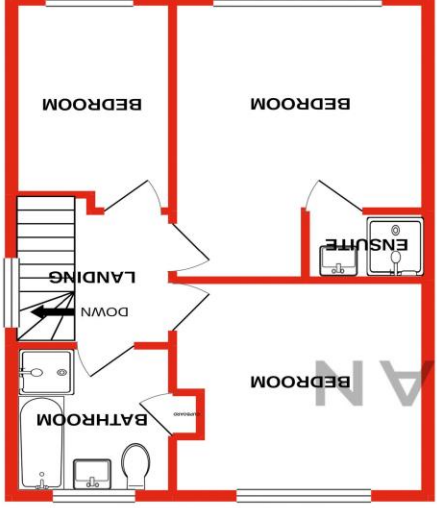
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the layout 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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