

AP MORGAN



Barrs Road, Cradley Heath
£240,000

Features:

- Larger than average, traditional detached home
- Three bedrooms, two with wardrobes
- Lounge/diner, plus sitting room extension
- Extended breakfast kitchen
- W.C. to rear of attached garage
- Upstairs shower room
- 6 car gated driveway, generous mature garden
- Epc rating E. NO ONWARD CHAIN

Description:

*** OFFERED WITH NO ONWARD CHAIN*** A rather substantial three bedroom, traditional styled detached house with 6 car parking to front. Close to local shops, takeaways, a convenience supermarket, primary school, leisure centre, medical facilities and Haden Hill Park. Buses along the road will take you into Halesowen and a choice of either Old Hill or Cradley Heath railway stations are a short drive away. The interior layout is extended and is as follows: Entrance hallway with stairs off and doors to following rooms. Through lounge/diner, having fire surround with point for an electric fire, curved bay window to front and double doors opening to a rear sitting room extension. Extended breakfast kitchen, having a range of wall and base units, double sink with drainer aside, space for a slot in oven and breakfast bar. A door to left leads into the sitting room, this has patio doors leading into the rear garden. The first floor is given over to two double bedrooms, bedroom one having fitted wardrobe and dressing table units with draws aside. Bedroom two has a fitted wardrobe to an alcove. Single bedroom three sits to the front. The shower room has had a modern shower enclosure fitted under the window, there is also a storage cupboard aside. The garage can be accessed from a door off the entrance hall, this leads you into a space of most generous proportion, opening out at the rear with access to a ground floor w.c. at the far end. A rear door then gives access to a glazed lean-to conservatory, then onto the rear garden. Outside: The front drive is gated, with ample room for multiple vehicles, the rear garden is well established and offers an abundance of shrubs and trees surrounding the lawn, there are also 2 green houses. Other items of note: Part double glazing, modern central heating boiler, drop down ladder to loft space.



Details:

Entrance Hallway

Lounge/diner

25' 1" max into bay x 11' 2" (7.64m x 3.40m)

Sitting Room

13' 8" x 9' 3" (4.16m x 2.82m)

Breakfast Kitchen

14' 9" x 7' 0" min w (4.49m x 2.13m)

Stairs rise to first floor landing

Bedroom 1

14' 0" into bay x 11' 2" into wardrobe (4.26m x 3.40m)

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom 3

7' 0" x 6' 6" min d (2.13m x 1.98m)

Shower Room

8' 0" x 7' 0" (2.44m x 2.13m)

Attached Garage

32' 6" max d inc w.c. x 9' 2" min w opening out to 13' w (9.90m x 2.79m)

Attached Glazed lean-to/conservatory

12' 0" x 8' 0" (3.65m x 2.44m)

EPC Rating: E

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.



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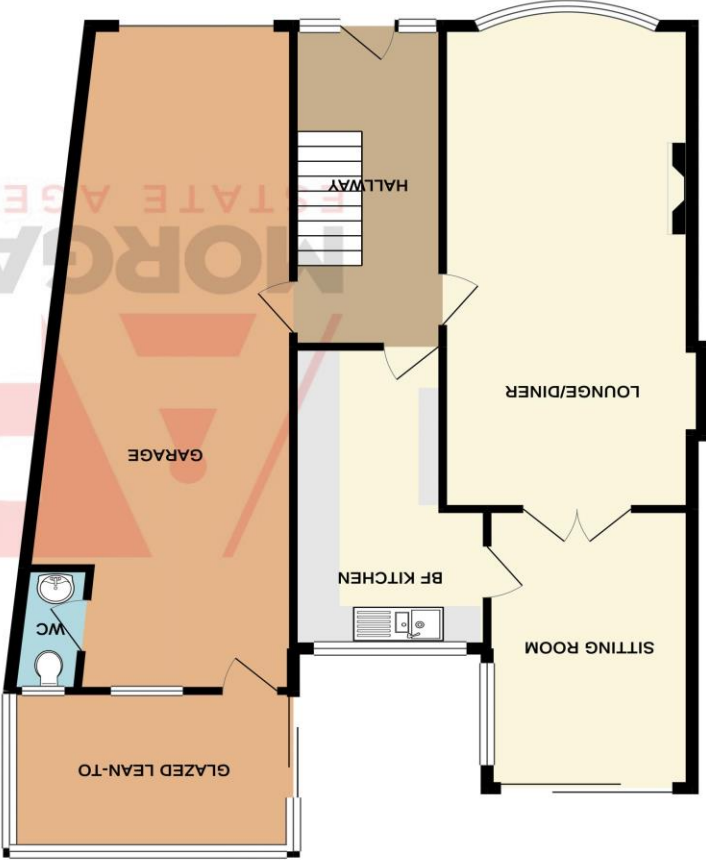
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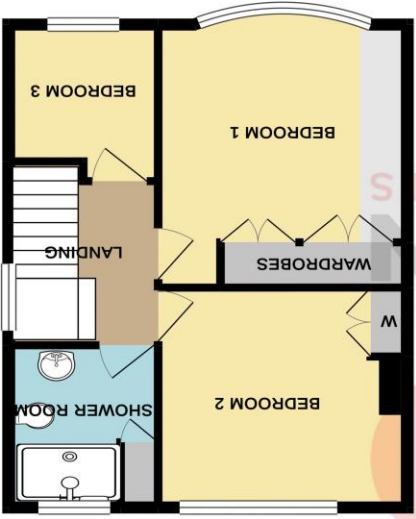
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GROUND FLOOR 1090 sq. ft. (101.3 sq. m.)



1ST FLOOR 435 sq. ft. (40.4 sq. m.)



TOTAL FLOOR AREA : 1526 sq. ft. (141.7 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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