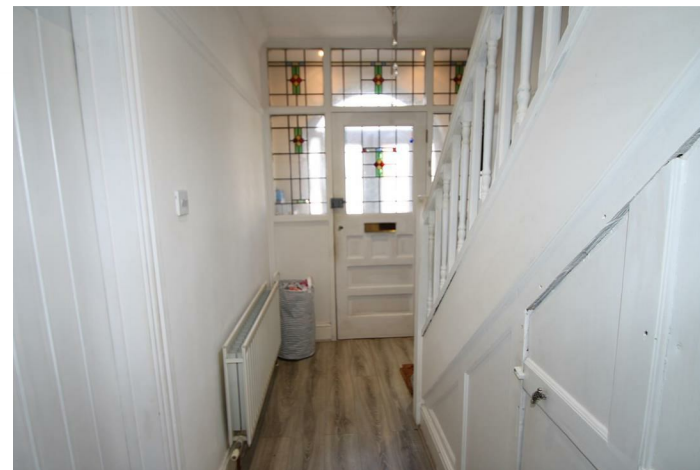


11 Barrs Road, Cradley Heath, B64 7HB



11 Barrs Road, Cradley Heath



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN****

Modernised three bedroom semi-detached house in an excellent location for schools, train stations and all local amenities. The property briefly comprises: porch, entrance hall, open plan living area with refitted kitchen/diner and spacious lounge, downstairs wc, three good sized bedrooms and refitted bathroom with separate shower cubicle to first floor. The property further benefits from: private rear garden, long driveway for several cars, double glazing and gas central heating. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers Over £365,000 - Freehold

Hicks Hadley



Porch

With double glazed entry doors and door into:

Entrance Hall

Having original stained glass feature door entrance, spotlights, central heating radiator, understairs storage cupboard and door into:

Open Plan Living Area 26' x 18'7 (max) (7.92m x 5.66m (max))

To include:

Refitted Kitchen 18'7 x 10'7 (max) (5.66m x 3.23m (max))

Having matching wall and base units with worktops over, single drainer sink unit, gas hob, extractor chimney over, integrated oven, plumbing for automatic washing machine, wall mounted boiler, double glazed window to side elevation, open access into dining room and door into:

Downstairs WC

With low flush wc and spotlight.

Dining Room 10'7 x 9'3 (max) (3.23m x 2.82m (max))

Having space for fridge/freezer, central heating radiator, double glazed window to rear elevation, double glazed French doors to rear elevation and open access to:

Spacious Lounge 13'9 x 11'10 (max) (4.19m x 3.61m (max))

With feature fireplace, electric fire, central heating radiator and double glazed bay window to front elevation.

Landing

With spotlights, obscured double glazed window to side elevation and doors into:

Bedroom One 14'7x 12' (max) (4.45mx 3.66m (max))

With two central heating radiators and double glazed bay window to front elevation.

Bedroom Two 11'1 x 11' (max) (3.38m x 3.35m (max))

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 6'8 x 6'4 (2.03m x 1.93m)

With loft hatch, central heating radiator and double glazed window to front elevation.



Bathroom 7'5 x 7'4 (2.26m x 2.24m)

With corner bath, corner shower cubicle, pedestal wash hand basin, low flush wc, central heating radiator, ceramic tiling and obscured double glazed window to rear elevation.

Garage

With useful storage.

Outside

Front: Long driveway to front door and garage entrance.

Rear: With patio leading to further garden area.

Agents Note



COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

