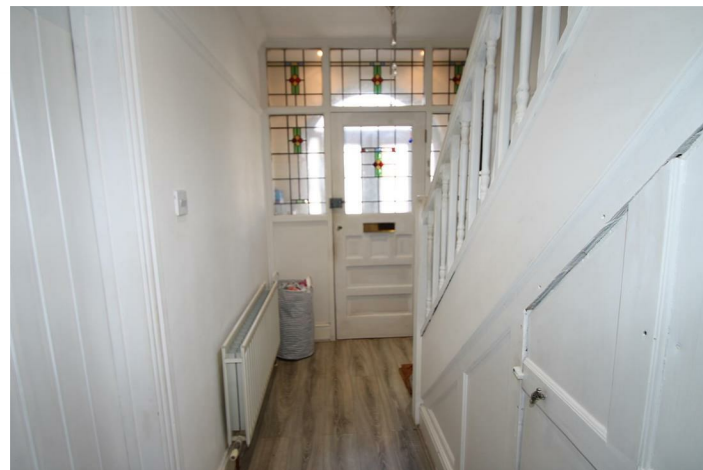


11 Barrs Road, Cradley Heath, B64 7HB



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Hicks Hadley

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B63 4PU

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****SOLD BY MODERN METHOD OF AUCTION****

****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

Guide Price £240,000 - 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

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property

carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

