

160 Barrs Road, Cradley Heath, West Midlands, B64 7EX



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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## 160 Barrs Road, Cradley Heath



**Hicks Hadley**

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**\*\*EXCELLENT FOR UPSIZERS\*\***

A superbly presented, extended three bedroom property in this most popular of locations. The property briefly comprises: entrance porch, reception hall, spacious lounge, dining room, fitted kitchen, breakfast room, conservatory, three double bedrooms, ensuite shower room and large family bathroom with separate shower cubicle. The property further benefits from: attractive and large private rear garden, double garage and driveway. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: E**

**Offers In The Region Of £375,000 - Freehold**

**Hicks Hadley**



#### Entrance Porch

with glazing to front and side elevation with door into:

#### Reception Hall

With storage cupboard, central heating radiator and doors into:

#### Spacious Lounge 13'5 x 13'3 (max) (4.09m x 4.04m (max))

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

#### Dining Room 11'11 x 11'05 (max) (3.63m x 3.48m (max))

With feature fireplace, central heating radiator, glazed window and door to patio area.

#### Fitted Kitchen 13'4 x 9'10 (max) (4.06m x 3.00m (max))

Having matching wall and base units with worktops over, single sink unit, integrated oven, electric hob, extractor chimney, wine cooler, integrated dishwasher, integrated automatic washing machine, wall mounted boiler in cupboard and access into:

#### Breakfast Room 9'8 x 6'5 (2.95m x 1.96m)

With double glazed window to side elevation and sliding patio door into garden.

#### Conservatory 11'9 x 8'1 (3.58m x 2.46m)

With central heating radiator and double glazing to front, side and rear elevation.

#### Landing

With loft hatch, two central heating radiators, two double glazed windows to side elevation and doors into:

#### Bedroom One 14' x 12'7 (max) (4.27m x 3.84m (max))

With built in wardrobes, two central heating radiators, triple glazed window to front elevation and door into:

#### Refitted Ensuite Shower Room

Having walk in shower cubicle, low flush wc, heated towel rail, vanity wash hand basin, spotlights and obscured double glazed window to front elevation.

#### Bedroom Two 11'11 x 11'5 (3.63m x 3.48m)

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

#### Bedroom Three 9'11 x 9'10 (3.02m x 3.00m)

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



#### Family Bathroom 9'9 x 6'6 (2.97m x 1.98m)

Having jacuzzi style bath with central mixer tap, shower cubicle, low flush wc, wall mounted wash hand basin, heated towel rail, spotlights and obscured double glazed window to side elevation.

#### Double garage 16'9 x 23'9 (max) (5.11m x 7.24m (max))

With up and over door.

#### Outside

Front: With driveway leading to double garage and steps leading up to front and side door entrance.

Rear: With patio area leading around to further patio area and with steps leading up to lawn and decked patio area.

#### Agent Note

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

COUNCIL TAX BAND: D

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: E

