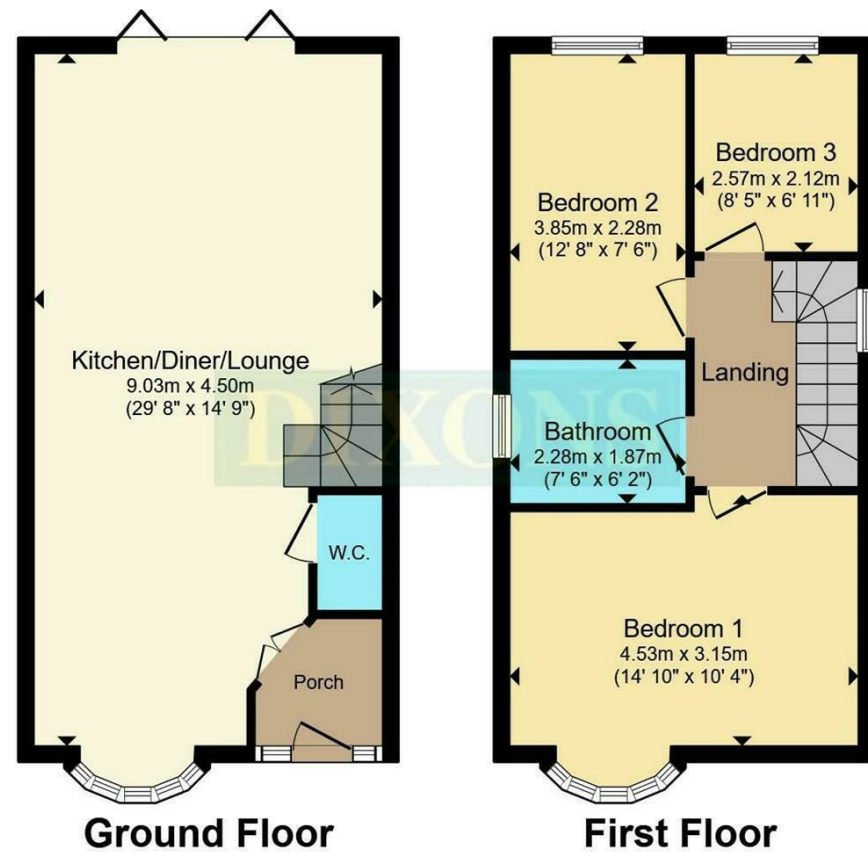


11A Barrs Road, Cradley Heath, B64 7HB



Total floor area 81.9 sq.m. (882 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## 11A 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>

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

Luxury three bedroom detached property with impressive double bay fronted style in an excellent location for all local amenities to include Cradley Heath and Old Hill train stations offering easy access into Birmingham. The property briefly comprises: entrance hall, superb modern open plan living area with lounge and kitchen/diner, downstairs wc, three good sized bedrooms and well appointed bathroom to first floor. The property further benefits from: long driveway for several cars, low maintenance private rear garden accessed from bi-fold doors, gas central heating and double glazing. NO UPWARD CHAIN. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. WITH NHBC WARRANTY. CURRENTLY TENANTED. TENANT PAYING £1395 PCM. MAY INTEREST LANDLORDS. EPC: B

**Guide Price £240,000 - Freehold**

**Hicks Hadley**



#### Entrance Hall

With luxury composite front entrance door, obscured double glazing to front elevation and door into:

#### Open Plan Living Area 32'9 x 14'8 (max) (9.98m x 4.47m (max))

With door into downstairs wc, stairs to first floor and living area to comprise of:

#### Spacious Lounge

With double glazed bay window to front elevation and access into:

#### Kitchen/Diner

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob, extractor chimney, plumbing for automatic washing machine, spotlights and double glazed bi-fold doors into garden.

#### Downstairs WC

With vanity wash hand basin, low flush wc, and spotlights.

#### Landing

With double glazed window to side elevation, loft hatch and doors into:

#### Bedroom One 14'9 x 12'7 (max) (4.50m x 3.84m (max))

With central heating radiator, spotlights, double glazed window to front elevation and double glazed bay window to front elevation.

#### Bedroom Two 12'6 x 7'5 (3.81m x 2.26m)

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

#### Bedroom Three 8'5 x 6'9 (2.57m x 2.06m)

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

#### Bathroom 7'4 x 6'2 (2.24m x 1.88m)

Having suite to include: 'P' shaped bath, shower over, shower screen, vanity wash hand basin, low flush wc, ceramic tiling, heated towel rail and obscured double glazed window to side elevation.

#### Outside

Front: With fencing to side border, long gravel driveway for several cars leading to front door step and side access.

Rear: With low maintenance secluded rear garden to include artificial turf area with slatted border.

#### 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:B

#### Vendor Note

The property comes with NHBC 10 year warranty.

#### Auctioneer Comments

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.

