

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barrs Road

Cradley Heath, B64 7EX



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£375,000



## Front of The Property

To the front of the property there is a block paved driveway, dwarf wall, double gates leading to garage and double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the side of the property, stairs to first floor landing, doors to various rooms, storage cupboard, coving, tiled floor and a central heating radiator.

## Sitting Room

14'3 x 9'6 (4.34m x 2.90m)

With a door leading from the entrance hall, comfortable seating space, feature electric wall mounted fire, corner butlers cupboard with stained glass windows, laminate floor, coving, double glazed bay window to front, further window to side and a central heating radiator.

## Lounge

15'5 x 11'8 (4.70m x 3.56m)

With a door leading from the entrance hall, comfortable space for seating, feature fire place with wood burning stove, picture rail, coving, laminate floor, double glazed bay window to front and a central heating radiator.

## Kitchen

11'7 x 6'5 (3.53m x 1.96m)

With a door leading from the entrance hall, matching wall and base units, worksurfaces over with matching stands, stainless steel sink and drainer, space for Rangemaster-style cooker, cooker hood over, double glazed bi folding doors leading to conservatory, tiled floor and a central heating radiator.

## Conservatory

14'2 x 12'4 (4.32m x 3.76m)

With double glazed bi folding doors leading from the kitchen, space for dining, matching wall and base units, worksurfaces over with matching upstands, plumbing for washing machine, space for dishwasher or tumble dryer, tiled floor, double glazed french doors and windows to garden and a central heating radiator.

## WC

With a door leading from the entrance hall, WC, laminate floor and double glazed window to side.

## Landing

With stairs leading from the entrance hall, stairs to upper floor, laminate floor and double glazed window to rear.

## Bedroom Two

12'4 x 9'7 (3.76m x 2.92m)

With a door leading from the landing, picture rail, coving, double glazed window to front and a central heating radiator.

## Bedroom Three

11'8 x 10'4 (3.56m x 3.15m)

With a door leading from the landing, double glazed window to front and a central heating radiator.

## Bedroom Four

8'6 x 6'8 (2.59m x 2.03m)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Shower Room

With a door leading from the landing, shower, WC, wash hand basin, tiled floor and walls, recessed spotlights and a chrome heated towel rail.

## Master Bedroom

15'5 x 12'1 (4.70m x 3.68m)

With stairs leading from the landing and door to master bedroom, double glazed window to rear, two walk-in wardrobes, door to en suite, further double glazed window to rear and a central heating radiator.

## En Suite

With a door leading from the master bedroom, bath with shower over, WC, wash hand basin, tiled walls, double glazed window to rear and a heated towel rail.

## Garage

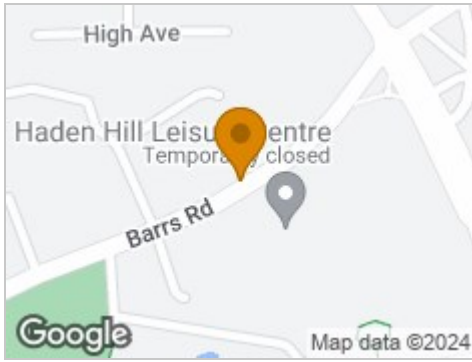
With doors leading from the front of the property, door to garden, light and power.

## Garden

With double glazed french doors leading from the conservatory to a patio partly walled seating area, steps up to a slabbed pathway, well maintained lawn, mature shrub borders, further seating area and outside store.



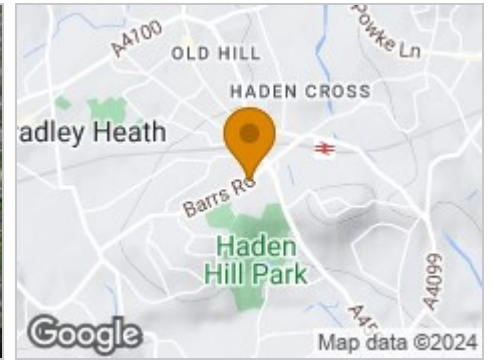
## Road Map



## Hybrid Map



## Terrain Map



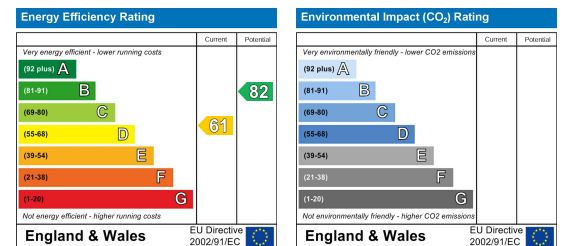
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.