



Tetherstones, Barrs Road, Cradley Heath, B64 7HB



**HUNTERS**  
EXCLUSIVE



# Tetherstones, Barrs Road, Cradley Heath, B647HB

A genuine rare find and timeless example of a stunning period home rich in character. Demonstrating a commanding and prominent elevated position with wrap around gardens and grounds; the property previously had lapsed planning permission for a separate detached dwelling. Having been sympathetically refashioned with delicate modern touches and contemporary interiors; the property still retains many original features including the ornate stained glass entrance noticed on arrival. To give any discerning buyers an overview of the accommodation on offer; the property in brief comprises of: grand reception hall complete with solid wood flooring, formal dining room with feature fire place and bay window, separate extended lounge with skylights and bi-folding doors leading to rear garden, modern and well-thought-out kitchen breakfast room with Silestone work surfaces, integrated appliances and larder cupboard with guest cloakroom completing the ground floor. With carpet runner and feature spindles enhancing the already charming staircase leads to a gallery-style landing, three double bedrooms, two with built-in wardrobes and elegant house bathroom with clawfoot freestanding bath and separate shower. Further enhancements could be added by converting the loft or completing a side extension to create additional bedrooms STPP. The rear garden is well established and beautifully mature with various trees and foliage as well as a hidden underground 'bunker' paying homage to the properties past. Benefits also include a large driveway and garage located at the foot of the property and is well placed to nearby Haden Hill Park, Old Hill and Cradley Heath Stations and reputable schooling. Properties like these are only available once in a while and an opportunity not to be missed.



### Front of The Property

Occupying an elevated position set back off the road with long driveway providing ample off road parking, mature wrap-around lawn area with shrub and foliage screening, electric roller-shutter door leading to garage, gated side access to rear garden and steps leading to upper terrace with canopy, outside lighting and stained glass entrance to reception hall.

### Reception Hall

20'8" x 14'9" max

With feature stained glass doors leading from the front of the property, stairs to first floor landing complete with carpet runner and ornate spindles, comfortable space for seating or piano, doors to various rooms, storage cupboard, wall light, coving, wooden floor, stained glass window to side and two central heating radiators.

### Dining Room

13'9" x 15'5" into bay

With a door leading from reception hall, space for large dining table and dresser, feature fire place with open fire, wall lights, coving, stained glass window to side, triple glazed bay window to front and a central heating radiator.

### Lounge

20'0" x 13'9" max

With a door leading from reception hall, feature floating electric fire, comfortable space for seating, part tiled floor, wall lights, stained glass window to side, skylight windows, double glazed bi folding doors leading to rear garden and a central heating radiator.

### Kitchen Breakfast Room

14'9" x 13'1"

With a door leading from reception hall, fitted with a range of high quality shaker-style matching wall and base units complete with brass finishes, Silestone worksurfaces with matching upstands, double belfast sink with drainer grooves, integrated eye-level combi microwave oven and grill, separate gas hob with stainless steel cooker hood over, dishwasher, washing machine, fridge freezer, tumble dryer, wine cooler, centre island breakfast bar with built-in storage, pantry-style pull out drawers, pull-out bin, feature exposed brick archway with downlighting, copper splashback, quarry tiled floor, larder cupboard with safe, recessed spotlights, double glazed windows to side and rear, further double glazed composite door leading to rear garden and a central heating radiator.

### Cloakroom

With a door leading from reception hall, WC, wash hand basin set into vanity unit, part tiling, illuminated mirror, double glazed window to side and a central heating radiator.

### Gallery Landing

With stairs leading from reception hall complete with carpet runner and ornate spindles, doors to various rooms, coving, stained glass window to side and a central heating radiator.

### Bedroom One

15'8" x 13'9" max

With a door leading from landing, fitted wardrobes, coving, triple glazed bay window to front, further double glazed window to side and a central heating radiator.

### Bedroom Two

15'8" x 13'9" max

With a door leading from landing, fitted wardrobes, coving, double glazed bay window to rear, further double glazed window to side and a central heating radiator.

### Bedroom Three

12'9" x 12'1" max

With a door leading from landing, fitted wardrobes, triple glazed window to front and a central heating radiator.

### Bathroom

With a door leading from landing, roll-top clawfoot freestanding bath with separate shower attachment, double walk-in shower with waterfall shower head and separate shower attachment, WC, wash hand basin, cupboard housing central heating boiler, panelling, loft access, tiled floor, recessed spotlights, double glazed windows to side and rear and two traditional column central heating towel rails.

### Garage

With electric roller-shutter door leading from the front of the property, useful storage space, light and power.

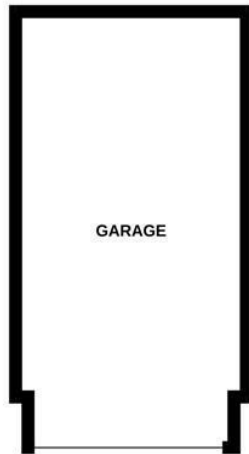
### Rear Garden

With double glazed composite door leading from kitchen breakfast room and further double glazed bi folding doors leading from lounge to a concrete seating area, raised well maintained lawn, mature shrub borders and trees, hidden bunker providing useful storage which could be converted into mancave or den, outside power and tap, lighting, gated side access leading to the front of the property and log store.

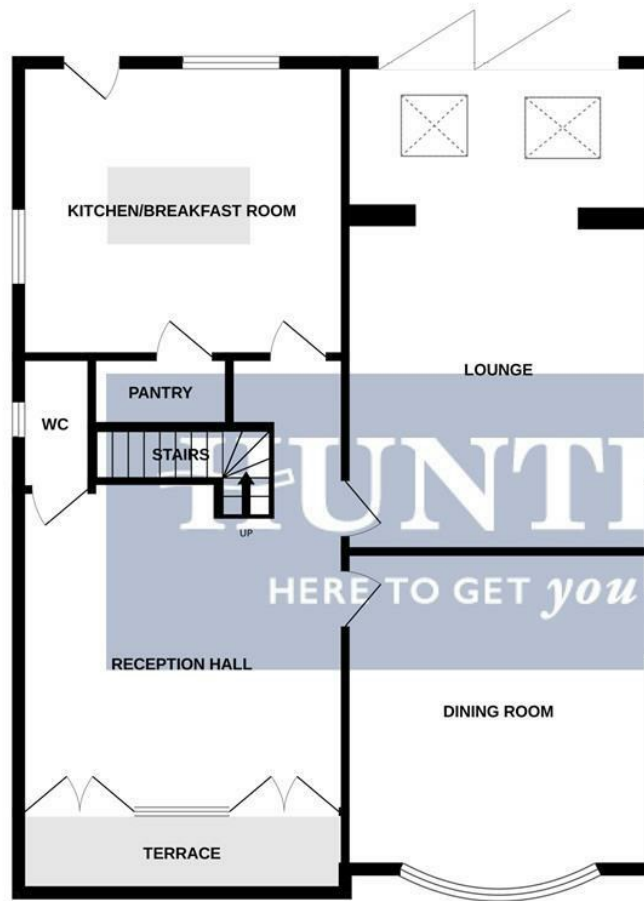




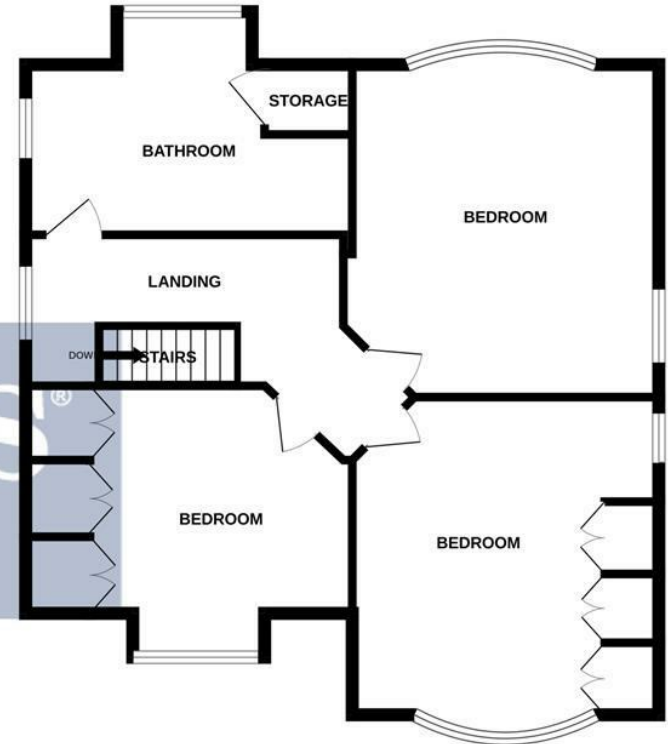
GROUND FLOOR



1ST FLOOR



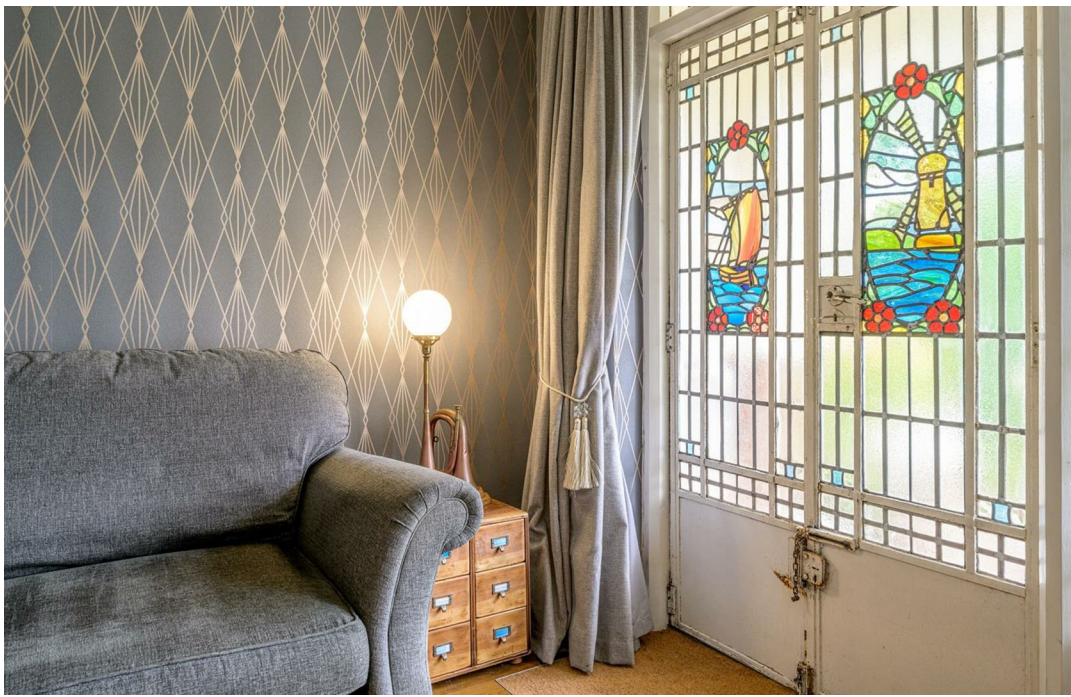
2ND FLOOR



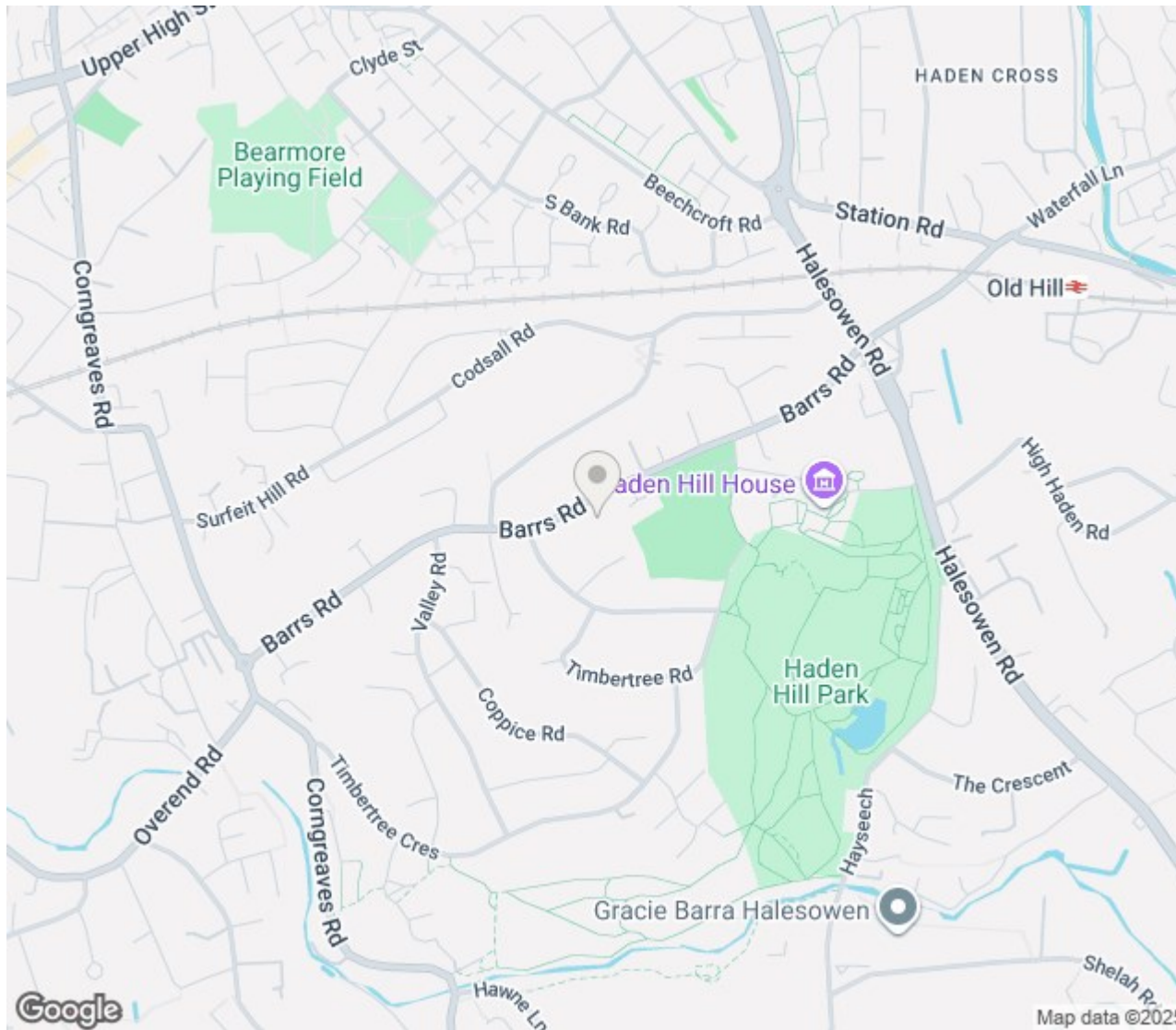
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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.

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