

Grove.

FIND YOUR HOME



17B Barrs Road
Cradley Heath,
West Midlands
B64 7HD

Offers In The Region Of £395,000



Situated on the sought-after Barrs Road in the charming area of Cradley Heath, this beautifully renovated detached home offers an excellent opportunity for families and individuals seeking a blend of comfort, space, and convenience. Cradley Heath is a well-regarded location known for its strong sense of community and excellent local amenities, including a variety of shops, schools, parks, and transport links. Ideal for those looking to enjoy a peaceful residential setting while still being within easy reach of nearby towns and the wider West Midlands, this home is perfectly placed for modern living.

From the outset, the property makes a strong impression with a private driveway, gated access to the rear garden, and an electric garage door offering secure parking and additional storage. A secure entrance leads into the welcoming hallway, which features under stairs storage, stairs to the first floor, and access to the main reception spaces. At the front, a separate reception room provides a cosy retreat, while the heart of the home lies in the modern fitted kitchen with breakfast bar – a stylish and functional space ideal for both everyday dining and entertaining. Flowing seamlessly into a connected lounge, the open-plan layout combines sociable living with a warm and inviting atmosphere. A practical utility area and convenient downstairs W.C. add to the thoughtful layout.

Upstairs, the home continues to impress with three well-sized bedrooms and a contemporary family shower room. Outside, the rear garden is mainly laid to lawn with a patio and path, offering a safe and low-maintenance space for families, children, or summer gatherings.

Whether you're looking to put down roots or invest in a high-quality home with broad appeal, this detached property on Barrs Road ticks all the right boxes. With its modern finishes, versatile layout, and desirable location, it promises to be a wonderful place to call home. EPC=C

The three bedroom property lends itself to a straight forward conversion into either a four or five bed roomed property (subject to the usual planning permissions and consents). The garage provides a base for a fourth bedroom above. The loft is clear of joists and would again lend itself to an easy conversion into another bedroom. POSSIBLE PART EXCHANGE AVAILABLE.

JH 16/09/2025







Approach

Via a block paved driveway, side lawn leading to front door with two double glazed panels to either side and leads to entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, door to under stairs storage, front reception room, door way into kitchen.

Front reception room 11'9" x 13'9" (3.6 x 4.2)

Double glazed window to front with two stained glass windows, central heating radiator, coving to ceiling.

Kitchen 9'10" x 12'9" (3.0 x 3.9)

Double glazed window to rear, central heating radiator, wall and base units with square top surface over, splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated oven, integrated dishwasher, arch entry to further reception room and door into the utility.

Rear reception room 12'9" x 11'9" (3.9 x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling, feature fire surround.

Utility 4'11" x 7'6" (1.5 x 2.3)

Double glazed obscured door to side, surface over with splashbacks to match, door into downstairs w.c.









Downstairs w.c.

Double glazed obscured window to rear, wash hand basin with mixer tap, low level flush w.c., panelling to walls.

First floor landing

Double glazed obscured window to side, loft access, doors into three bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, shower with monsoon head over, wash hand basin with mixer tap, low level flush w.c., free standing bath with mixer tap, vertical central heating towel rail.

Bedroom one 11'9" x 14'1" (3.6 x 4.3)

Double glazed window to front, central heating radiator.

Bedroom two 13'1" x 11'9" (4.0 x 3.6)

Double glazed window to rear, central heating radiator.

Bedroom three 6'6" x 7'6" (2.0 x 2.3)

Double glazed window to front, central heating radiator.

Rear garden

Block paved patio with pathway through the lawn, stone chipping borders, access to the side.

Garage 7'2" x 16'4" (2.2 x 5.0)

Electric roll up door, central heating boiler, fuse box, meter and power.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective

purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

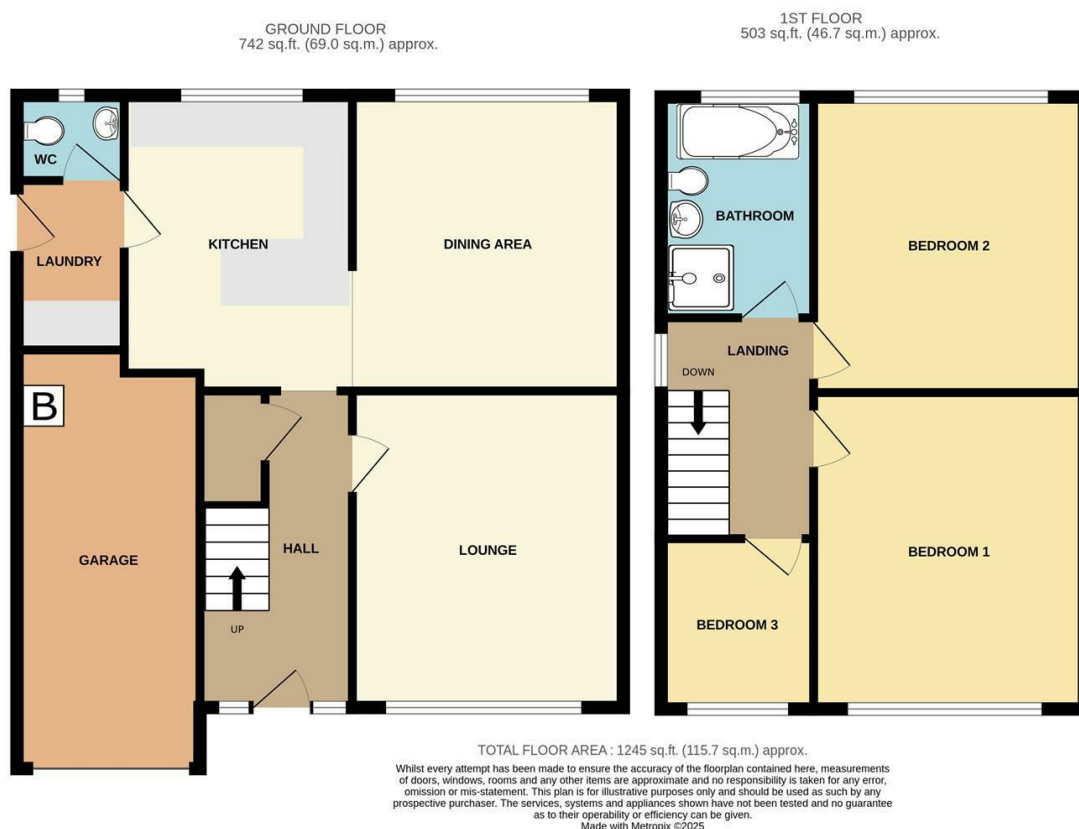
Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well

placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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