

for sale

offers in the region of **£500,000**



Barrs Road Cradley Heath B64 7HG

A stunning, detached family home converted from the old Doctors surgery in the popular Haden Hill area close to shops, schools and transport links. Completed to a high standard throughout, this large property briefly comprises: welcoming entrance hall, large lounge, downstairs shower room, large reception room/office, re-fitted dining kitchen, utility, four bedrooms (bedroom four currently has archway to master), en-suite w.c, large family bathroom, pleasant rear garden, good sized gated driveway with useful side store. Offered for sale with NO UPWARD CHAIN

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Approach

Previously the doctors surgery, this delightful family home has been renovated to a high standard throughout. The property occupies a large plot with a gated driveway to the front, electric roller door to side storage and double glazed front door opens to hallway

Hallway

11' 11" x 12' 2" inc stairs (3.63m x 3.71m inc stairs)

A large welcoming hallway with wood and glass staircase rising to the first floor accommodation, tiled flooring, central heating radiator and doors leading to:

Lounge

24' 11" x 11' 10" (7.59m x 3.61m)

Double glazed window to front elevation, two ceiling fans with lights, central heating radiator, wood effect flooring, double glazed French doors to rear garden and door to kitchen

Reception Room Two/Office

19' 9" x 17' 5" (6.02m x 5.31m)

Double glazed windows to front and side elevation, central heating radiator

Kitchen/Dining Room

21' 11" max x 17' 9" max (6.68m max x 5.41m max)

A large re-fitted kitchen with a range of high gloss wall and base units with work surfaces over, one and half sink and drainer, under plinth lighting, space for American fridge freezer, integrated double oven and microwave, central island with five ring gas hob and cooker hood over, part tiling to walls, central heating radiator, spot lights to ceiling, two double glazed windows to rear elevation, cupboard housing central heating boiler, space for dining table and chairs, door to hallway and door to utility

Utility Room

17' 3" x 4' 9" (5.26m x 1.45m)

Double glazed doors to front and rear elevation, plumbing for washing machine, space for appliances, sink, tiled flooring

Shower Room

9' 5" x 8' 1" (2.87m x 2.46m)

Comprising: shower cubicle, low level w.c, vanity wash hand basin, central heating radiator and double glazed obscured window to side elevation

First Floor Landing

Central heating radiator and doors leading to:



Bedroom One

15' 7" x 11' 10" (4.75m x 3.61m)

Double glazed window to front elevation, central heating radiator, archway to bedroom four/dressing room, ceiling fan and light, door to en-suite wc

En Suite W.C

Low level w.c, vanity wash hand basin, tiling to walls and floor, central heating radiator and double glazed obscured window to rear elevation

Bedroom Two

16' 6" x 9' 6" max (5.03m x 2.90m max)

Double glazed window to front elevation, central heating radiator

Bedroom Three

16' 7" x 8' 3" (5.05m x 2.51m)

Two double glazed windows to rear elevation, central heating radiator



Bedroom Four/Dressing Room

11' 11" x 8' 7" (3.63m x 2.62m)

Double glazed window to front elevation, central heating radiator.

There is currently an archway between Bedroom One and Bedroom Four as the current owners are using it as a dressing room. The stud wall can easily be re-instated if you prefer to have it as a separate bedroom

Family Bathroom

12' 5" x 8' 1" (3.78m x 2.46m)

Comprising: free standing bath, vanity unit with jack and jill sink, low level w.c, central heating radiator, double glazed obscured window to rear elevation

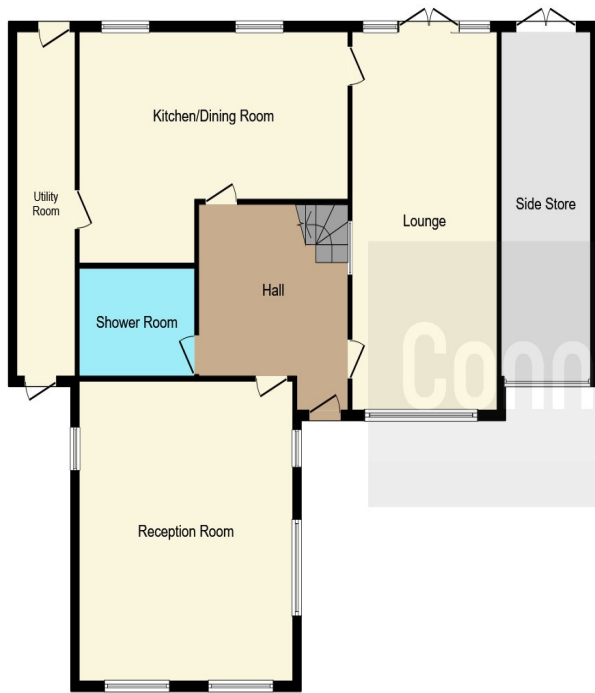
Rear Garden

A pleasant rear garden perfect for families and entertaining with paved patio area, outside tap, steps to lawn with fencing and walls to borders, timber shed, double glazed French doors to side store

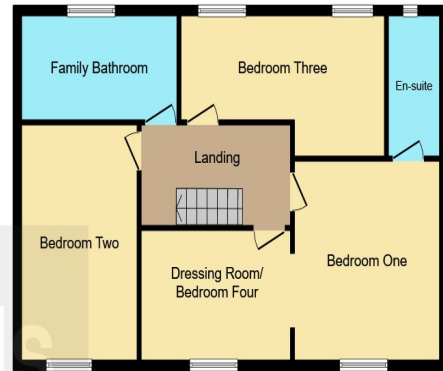
Side Store

Electric roller doors to front, double glazed French doors to rear garden, power and lighting





Ground Floor



First Floor

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.

To view this property please contact Connells on

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Property Ref: HSW315914 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/HSW315914



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