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147A Barrs Road
Cradley Heath,
West Midlands
B64 7EX

Offers In Excess Of £400,000



NO UPWARD CHAIN

Situated on Barrs Road in Cradley Heath, this detached corner plot property offers plenty of potential for those looking to personalise, modernise and potentially extend, subject to the usual planning permissions. The location is particularly convenient, with Old Hill Train Station nearby, alongside a range of local amenities in both Halesowen Town and Cradley Heath. The property is also well placed for access to popular green spaces, including Haden Hill Park.

The property benefits from a walled frontage with gated access leading to off road parking. Internally, an entrance porch opens into the central hallway, providing access to two reception rooms, the kitchen and downstairs w.c. The spacious through lounge diner features patio doors opening onto the rear garden, creating a lovely connection between the living and outdoor spaces. The kitchen offers a generous amount of space and provides access to the rear hall, which in turn gives internal access to the garage and a modernised utility room. Upstairs, a central landing leads to the bedrooms and a modern family shower room. The majority of the bedrooms benefit from fitted wardrobes, providing excellent storage. Outside, the rear garden is a particular highlight, arranged over multiple tiers with a combination of patio and lawn areas. To the rear, there is a large shed which has previously been used as a home office, offering a versatile additional space for work, hobbies or entertaining.

This detached home offers an exciting opportunity for those looking to create a property tailored to their own style, while enjoying a convenient location close to amenities, transport links and green spaces. JH 24/08/2026 EPC=D














SAMSUNG






Approach
Via a block paved driveway with raised lawn, beds housing a variety of shrubs, double glazed obscured stained glass door into the entrance porch.

Porch
Double glazed windows to side, double glazed obscured door into entrance hall.

Entrance hall
Under stairs storage, central heating radiator, dado rails, stairs to first floor accommodation, coving to ceiling, doors into two reception rooms, kitchen and downstairs w.c.

Downstairs w.c.
Double glazed obscured window to front, low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap.

Rear reception room 21'11" x 13'5" (6.7 x 4.1)
Double glazed window to rear, double glazed sliding patio door to rear, double glazed window to front, two central heating radiators, dado rail, coving to ceiling, ceiling rose and feature fireplace with surround.

Front reception room 11'9" x 13'9" (3.6 x 4.2)
Double glazed window to front and side, central heating radiator, coving to ceiling, dado rail, ceiling rose, feature place with surround.



















Kitchen 13'5" x 8'6" min 11'9" max (4.1 x 2.6 min 3.6 max)
Double glazed window to rear, central heating radiator, coving to ceiling, solid wooden wall and base units with roll top surface over, splashback tiling to walls, four ring oven, extractor, space for dishwasher, central heating boiler, double sink with mixer tap, integrated fridge freezer, glass door into the rear porch.

Rear porch
Double glazed door to rear, door to utility space, door into the garage.

Utility space 4'11" x 6'10" (1.5 x 2.1)
Window to rear, wall and base units with roll top surface over, splashbacks, storage cupboard housing gas meter, space for washing machine and fridge freezer.

First floor landing
Double glazed obscured window to front, loft access, coving to ceiling, central heating radiator, doors to three bedrooms and shower room.

Bedroom one 13'9" x 11'9" (4.2 x 3.6)
Double glazed dual aspect windows, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom two 12'1" x 11'9" (3.7 x 3.6)
Double glazed dual aspect windows, central heating radiator, coving to ceiling.

Bedroom three 11'1" x 8'6" (3.4 x 2.6)
Double glazed window to rear, central heating radiator, coving to ceiling and fitted wardrobes.

Shower room
Double glazed obscured window to front and side, central heating radiator, vanity set including low level flush w.c. and wash hand basin with mixer tap, corner shower.

Rear garden
Tiered garden with patio area, raised beds housing a variety of shrubs, slabbed steps with sleeper borders to second tier with lawn, raised fruit and vegetable patch, lawn and pathway to shed/home office.

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

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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Garage 15'1" x 9'6" (4.6 x 2.9)
Up and over garage door, fuse box and electric meter.

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 E

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.

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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.

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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk