



101 Barrs Road
Cradley Heath, B64 7HH

Offers In The Region Of £550,000

Approach

Block paved sloping driveway, offering front access to the main Barrs Road and further side access to Foxes Ridge. Ample off road parking for up to five/six vehicles comfortably, surrounded by well kept front gardens and mature shrubbery.

Entrance Hall

Stairs to first floor accommodation. Under stairs storage available. Dado rail fitted with window to front. Carpeted throughout with doors to lounge and fitted breakfast kitchen.

Lounge

Bay window to front. Log burner installed within marble hearth with wooden surround. Window to side with sliding patio doors to rear. L shaped under archway leading through to:

Dining Area

Ample space for a good sized dining table. Window to rear. Door into fitted breakfast kitchen.

Fitted Breakfast Kitchen

Large window to rear and additional window to side. A spectacular fitted kitchen offering a good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric oven and grill, built in microwave, four ring electric hob with extractor hood over, integral dishwasher and a counter built in wine cooler. Tiled throughout with barn type door leading through to:

Utility Area

Tiled throughout. Patio door and window to side. Plumbing for a washer and recess for a dryer adjacent. Door into:

Downstairs WC

Window to front. Two piece suite comprising; low level flush WC and vanity unit wash hand basin installed. Tiled flooring with a heated towel rail installed.

Landing

Windows to side and front. Loft access available. Doors to all upstairs rooms.

Bedroom One

Windows to front and side. Coving. Carpeted throughout.

Bedroom Two

Loft access available. Windows to front and rear. Carpeted throughout.

Bedroom Three

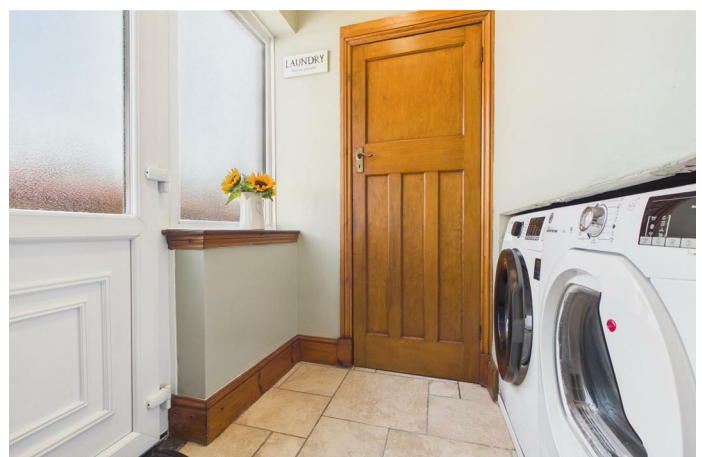
Window to rear. Coving. Carpeted throughout.

Family Bathroom

Window to rear. A beautiful bathroom suite comprising; low level flush WC, vanity wash hand basin, bath and separate double shower enclosure with mains fed shower unit installed. Tiled throughout with vinyl flooring. Heated towel rail installed.

Converted Garage/Cinema Room

Laminate flooring. Access via up and over door to front and door to side. Two windows to side with fitted roller blinds. An incredible space for family gathering.



Outside Bar Conversion

Concrete floor laid. Windows and access to front, additional window to side. Built in log burner installed. Counter top installed.

Garage

Doors to front. Housing boiler and consumer unit on side walls. Utilized currently as a convenient office space.

Rear of Property

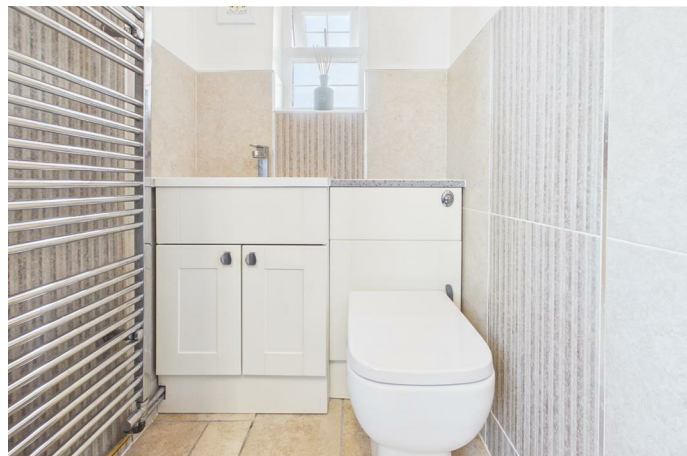
Mosaic laid dining patio area with steps leading up to the large sloping rear garden, mainly laid to lawn with mature shrubbery and trees surrounding it's borders. Conifer with secret treehouse installed within. Access to Cinema Room and Outside Bar and adjacent to the converted garage is gated access to the side of the property.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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