

Grove.

FIND YOUR HOME



88 Barrs Road
Cradley Heath,
B64 7HH

Offers In The Region Of £275,000



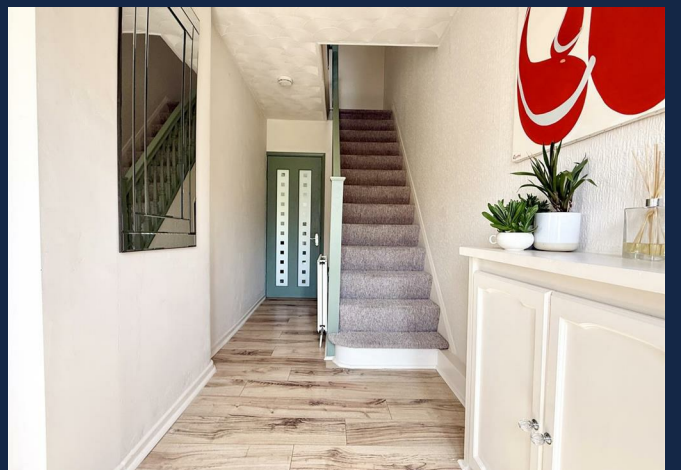
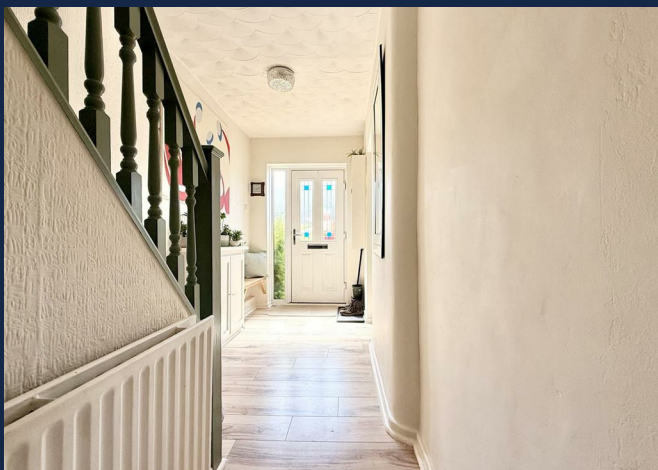
A truly impressive and well presented three bedroomed semi detached property in a highly sought after area of Halesowen. Barrs Road has always been popular with families and this property offers a great entertaining space alongside being well placed for good local schools, good access to transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, lounge, a rear facing lounge/diner with patio doors leading out to rear garden and a utility room. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom and the house bathroom.

Externally the property offers ample off road parking with side access gate through to rear. At the rear of the property is a garden that must be seen to be appreciated. This large garden has multiple paved seating areas, storage sheds, lawned areas and a wildlife area at the back of the garden.

Property must be seen to be appreciated! AF26/6/26 V1 EPC=D







Approach

Via tarmac driveway providing ample off road parking, side access to rear gate, access via slabbed to double glazed obscured front door leading to entrance hall with obscured window to side.

Entrance hall

Ceiling light point, built in seating, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

Lounge 9'10" x 15'8" into bay (3.0 x 4.8 into bay)

Double glazed bay window to front, ceiling light point, coving to ceiling, central heating radiator, feature fireplace, wood effect laminate flooring.

Kitchen diner 16'0" max 6'2" min x 10'5" min 15'1" max (4.9 max 1.9 min x 3.2 min 4.6 max)

In the kitchen area there are two hung ceiling lights, wall and base units, wood effect work top, space for cooker, extractor, sink and drainer, space for dishwasher, space for fridge, window. Opening into dining area with hung ceiling light point, coving to ceiling, double glazed French doors to rear garden.

Utility 5'6" x 14'1" (1.7 x 4.3)

Ceiling light point, door to rear garden, window, ample storage and work surface with storage beneath.

First floor landing

Ceiling light point, access to bedrooms and bathroom.

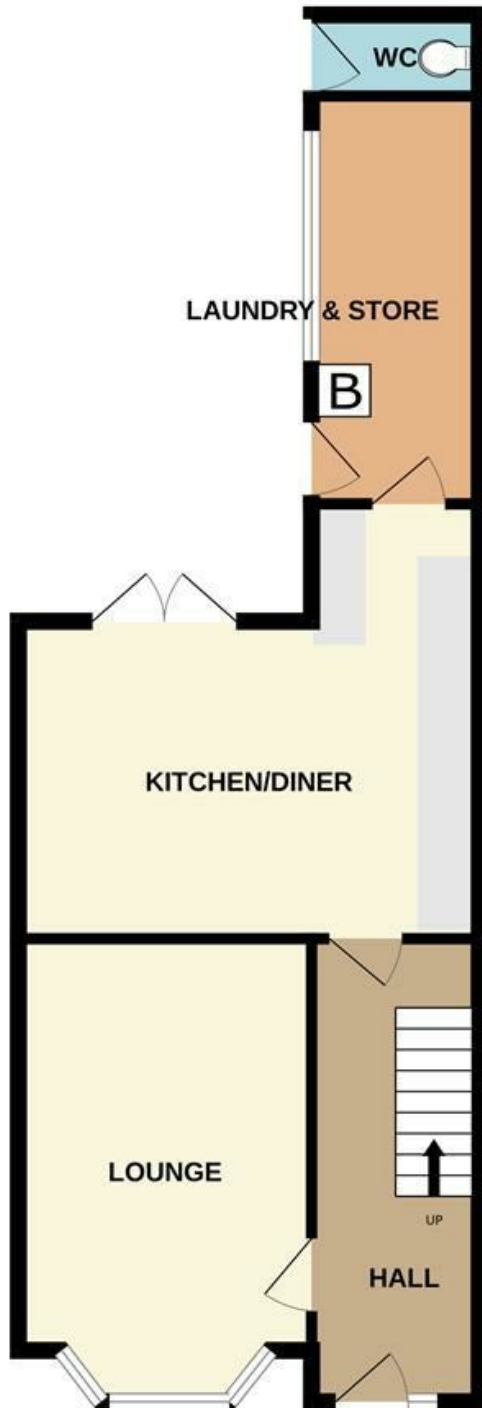




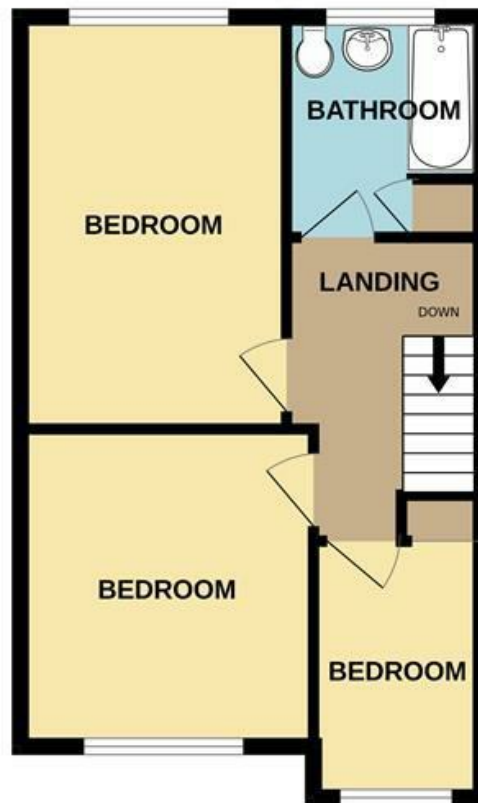




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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Bedroom one 8'10" x 14'1" (2.7 x 4.3)
Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator.

Bedroom two 9'10" x 10'9" (3.0 x 3.3)
Ceiling light point, double glazed window to front, central heating radiator.

Bedroom three 5'2" x 5'6" (1.6 x 1.7)
Double glazed window to front, ceiling light point, recess wardrobe over the staircase.

Bathroom
Double glazed window to rear, ceiling light point, loft access hatch, bath with shower attachment, vanity unit with wash hand basin, low level w.c., central heating towel radiator, tiled walls, wood effect laminate flooring, storage space behind the bath.

Rear garden
Good sized patio area, outbuilding, second patio area with space for shed, outside tap, paved footpath leading to rear of the garden, mature lawns, mature borders, raised plant beds, space for further shed, slabbed area leading to lawn area with seating area with a wild life area leading down to the rear of the garden.

Outbuilding
With w.c.

Freehold 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 C

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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