

# Grove.

FIND YOUR HOME



12 Barrs Road  
Cradley Heath,  
West Midlands  
B64 7HB

Offers In The Region Of £450,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A truly impressive and heavily extended 4 bedroomed semi detached family home. Located in a highly sought after location and benefitting from being well placed for access to good transport links, local shops and amenities and in close proximity for popular local schools.

The layout in brief comprises of entrance hall, ground floor w.c., a dual aspect lounge with patio door leading out to rear garden, and a truly impressive open plan kitchen and living space with frame work for media centre. Just off the living space is access through to the utility/laundry area with further access to the ground floor w.c. and shower room. Heading upstairs is an impressive landing, four well proportioned double bedrooms, and the house bathroom. Just off the landing is an access through to the loft landing area and access to a secondary loft room with Velux style windows.

Externally the property offers ample off road parking for numerous vehicles to front behind security gates, a side gate that leads to a secondary parking area. At the rear of the property is a low maintenance garden with decked seating area and outbuilding currently set out as a bar. AF 2/4/26 V1 EPC=C







#### Approach

Via gates to front and further gates to the side, good sized driveway offering parking for numerous cars, front garden with brick wall surround, entrance through double glazed front door with obscured double glazed inserts to side and above into the entrance hallway.

#### Entrance hallway

Ceiling spotlights, central heating radiator, tiled flooring, stairs to first floor accommodation, access to under stairs storage and ground floor w.c.

#### Ground floor w.c.

Ceiling light point, extractor, tiled walls and floor, low level w.c., central heating towel radiator, wash hand basin with vanity unit.

#### Lounge 11'9" max 10'9" min x 25'7" into bay (3.6 max 3.3 min x 7.8 into bay)

Double glazed bay window to front, double glazed patio door to rear, two ceiling lights, two central heating radiators.

#### Open plan kitchen/dining/living area

##### Living area 22'3" x 16'8" (6.8 x 5.1)

Two double glazed windows to front, ceiling spotlights, tiled flooring,

##### Kitchen area 16'8" min 20'11" max x 14'9" (5.1 min 6.4 max x 4.5)

Double glazed patio door to rear garden, double glazed window, spotlights, work surface, wall and base units, centre island, space for oven, five ring hob above, extractor, built in dishwasher, under cabinet floor lighting, tiled flooring, storage cupboard.

##### Utility/laundry area 8'2" x 9'6" (2.5 x 2.9)

Housing the central heating boiler, hot water cylinder, ceiling lighting, tiled flooring and leads to wet room.





### Wet room

Double glazed window to rear, ceiling lighting, extractor, tiled walls and floor, central heating towel radiator, vanity unit, wash hand basin and shower.

### First floor landing

Split landing giving access to:

#### Bedroom four 12'9" x 9'10" (3.9 x 3.0)

Double glazed window to front, central heating radiator, ceiling light point, fitted wardrobe.

#### Bedroom three 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear, ceiling light point, central heating radiator, fitted wardrobe.

### House bathroom

Double glazed window to rear, ceiling light point, wall mounted extractor, tiled floor and walls, P shaped bath with shower over, low level w.c., wash hand basin in vanity unit, central heating towel radiator.

#### Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to rear, ceiling light point, fitted wardrobes.

#### Bedroom one 11'9" x 11'5" min 14'5" into bay (3.6 x 3.5 min 4.4 into bay)

Double glazed bay window, ceiling light point, central heating radiator.

### Second landing

Ceiling spotlights, double glazed window to front, central heating radiator.

#### Loft area 12'9" x 15'8" (3.9 x 4.8)

With stairs leading up, velux windows, ideal storage area, open into the eaves, ceiling spotlights. Further area with velux windows to front and rear.

AGENTS NOTE: Client must take into account the limited head height due to the eaves.

### Rear garden

Decked area with seating area, astro turf lawn, fence and brick wall surrounding, to the side of the property is a raised wooden area leading gate to the driveway and outside tap.

#### Bar 12'5" x 12'1" (3.8 x 3.7)

The bar has lighting and power, electric heater unit, storage cupboard and wood effect vinyl flooring.

### 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.

### 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.