

# Grove.

FIND YOUR HOME



95 Barrs Road  
Cradley Heath,  
West Midlands  
B64 7HH

Offers In The Region Of £310,000



Situated on the highly sought after Barrs Road in Cradley Heath, this charming terraced home offers generous and versatile living accommodation, featuring two spacious reception rooms that are ideal for both relaxing and entertaining. Conveniently located within easy reach of Old Hill Train Station, Haden Hill Park and Timbertree Primary School, the property is perfectly positioned for commuters and families alike.

To the front, the property benefits from a driveway and shared side access serving both this and the neighbouring home. Internally, an inviting entrance hall provides access to the cellar, offering excellent additional storage, and leads to two well proportioned reception rooms, with the front reception currently arranged as a comfortable lounge. A useful lobby, ideal as a study for those working from home, separates the dining area from the contemporary kitchen. The modern kitchen enjoys dual-aspect windows, flooding the space with natural light and creating a bright, welcoming environment. The first floor comprises a family bathroom and two bedrooms, while the second floor is dedicated to an impressive principal bedroom, complete with fitted storage and a stylish en-suite shower room. Outside, the spacious rear garden offers fantastic potential and provides an excellent setting for outdoor entertaining, gardening or family enjoyment.

Whether you're a first-time buyer searching for your ideal home or an investor looking for a fantastic opportunity, this well-presented property is sure to impress. JH 01/07/2026







#### Approach

Via tarmacadam driveway with block paved borders, slabbed path via a shared alley to the side entrance into the property. Door leading to entrance hall.

#### Entrance hall

With stairs to first floor accommodation, central heating radiator, doors into two reception rooms and cellar.

#### Cellar

Housing fuse box and gas meter.

Front reception room 11'1" in 12'9" max x 12'5" max 11'1" min (3.4 min 3.9 max x 3.8 max 3.4 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, ceiling rose, feature fireplace.

Dining room 12'5" max 11'1" min x 11'5" (3.8 max 3.4 min x 3.5)

Double glazed window to rear, central heating radiator, door into the lobby/study.

Lobby/study 9'10" x 5'6" (3.0 x 1.7)

Double glazed door to the side, double glazed windows to side, central heating radiator, inset ceiling light points, door into the shared access, step and door into the kitchen.















#### Kitchen 9'6" x 9'10" (2.9 x 3.0)

Double glazed window to rear and side, central heating radiator, American style fridge freezer, matching wall and base units with square top surface over, splashbacks, double oven with microwave settings, hob, extractor, sink with mixer tap and drainer, integrated dishwasher, central heating boiler.

#### First floor landing

Doors to two bedrooms, bathroom and door to stairs to the second floor.

#### Bedroom two 16'0" max 15'1" min x 11'1" (4.9 max 4.6 min x 3.4)

Two double glazed windows to front, central heating radiator, coving to ceiling.

#### Bedroom three 8'10" x 7'2" (2.7 x 2.2)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Bathroom

Double glazed obscured window to rear, central heating radiator, vanity unit including low level flush w.c. and wash hand basin with mixer tap, bath with electric shower over.

#### Second floor

Gives access to:

#### Bedroom one 21'7" max x 7'10" min 10'5" max (6.6 max x 2.4 min 3.2 max)

Double glazed skylight window, double glazed window to rear, central heating radiator, two fitted wardrobes, door into the en-suite.

Agents Note; Clients must take into account the limited head space due to the eaves.

#### En-suite

Double glazed skylight window, electric shower, wash hand basin with mixer tap, low level flush w.c.

#### Rear garden

Slabbed patio area with raised block paved patio and lawn area.

## 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 B

## 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 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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