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121 Barrs Road
Cradley Heath,
West Midlands
B64 7EZ

Offers Over £340,000



A truly impressive extended four bedroom semi detached family home. Located on Barrs Road this delightful family home is set back high and away from the road whilst offering stunning views. Barrs Road is well placed for access to popular local schools, near to an abundance of local shops and amenities and is well placed for good transport links.

The layout in brief comprises of entrance hall with storage cupboard under the stairs, a cosy feel front reception room with feature fireplace and bay window, as you work your way to the rear of the property you find a spacious open plan kitchen/dining area with snug area off. Heading to the first floor is a pleasant landing with stairs leading to the top floor, a good sized double bedroom to front, two further good sized bedrooms and a well appointed shower room. To the top floor is small landing which accesses through to the impressive main bedroom featuring a Juliet balcony and an en-suite shower room and space for dressing area.

Externally the property offers off road parking to frontage, a mature landscaped and tiered front garden leading up to property and a side access gate through to garden. At the rear is a thoughtfully landscaped garden with multiple seating areas, space for sheds and a lawned area ahead of a seating area that is ideal for those evening drinks when enjoying the view. AF 13/10/26 V1 EPC=C




PUMPKIN PATCH

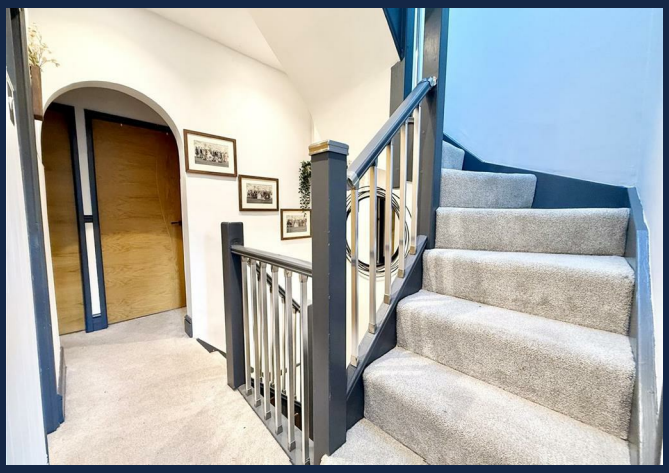

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PUMPKIN PATCH










Approach
Via block paved driveway, tiered and landscaped front garden with brick walls, raised beds, plant, shrub and trees, side access gate to rear, composite front door with double glazed obscured insert with double glazed obscured windows to either side leading into entrance hallway.

Entrance hall
Ceiling light point, coving to ceiling, stairs to first floor accommodation, under stairs store, central heating radiator, tiled flooring.

Front reception room 13'1" x 11'9" min 14'5" max into bay (4.0 x 3.6 min 4.4 max into bay)
Double glazed bay window to front, coving to ceiling, ceiling light point, picture rail, dado rail, central heating radiator, feature fireplace with surround.

Snug area 13'1" x 10'5" (4.0 x 3.2)
Ceiling spotlights, central heating radiator, feature fireplace, double glazed window to side, wooden flooring, step to kitchen area.

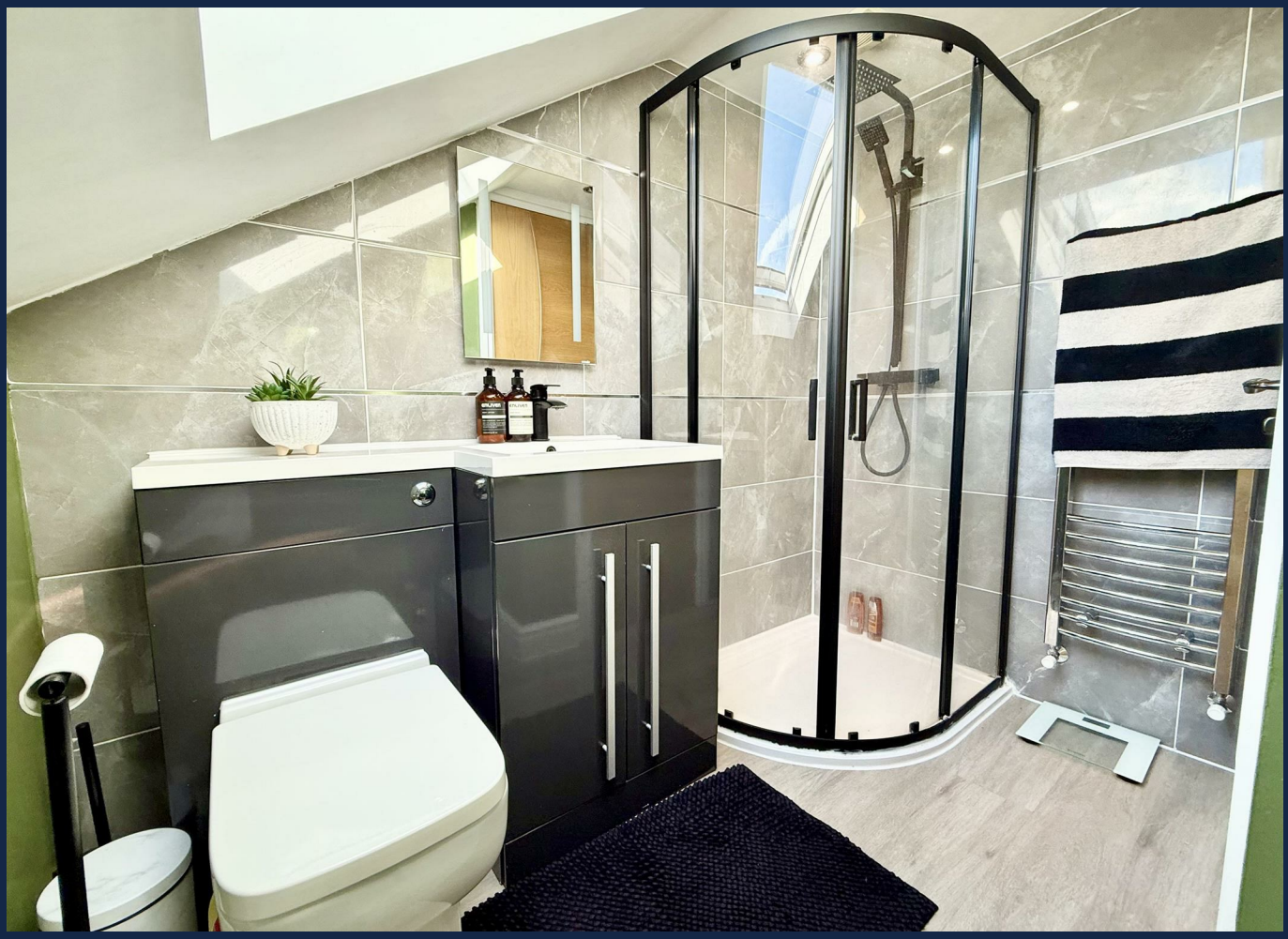
Kitchen area 8'10" min 12'9" max x 15'1" (2.7 min 3.9 max x 4.6)
Double glazed door to side, two double glazed windows, ceiling spotlights, coving to ceiling, wall and base units with marble effect work top, sink and drainer, induction hob, extractor, built in oven and microwave, built in fridge, freezer, washing machine and dishwasher, low level lighting, tiled flooring, central heating radiator.







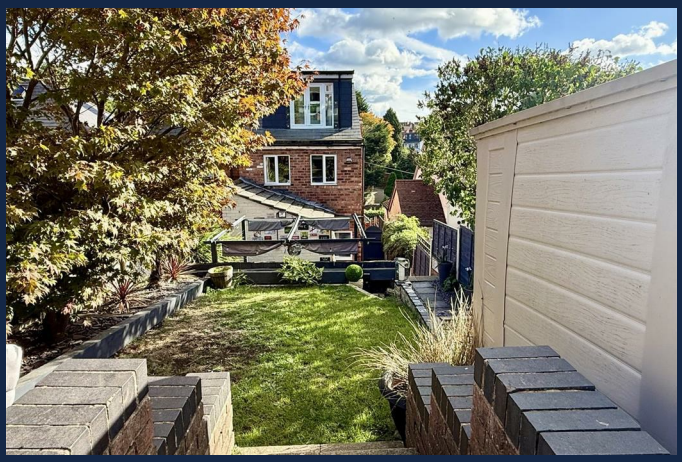


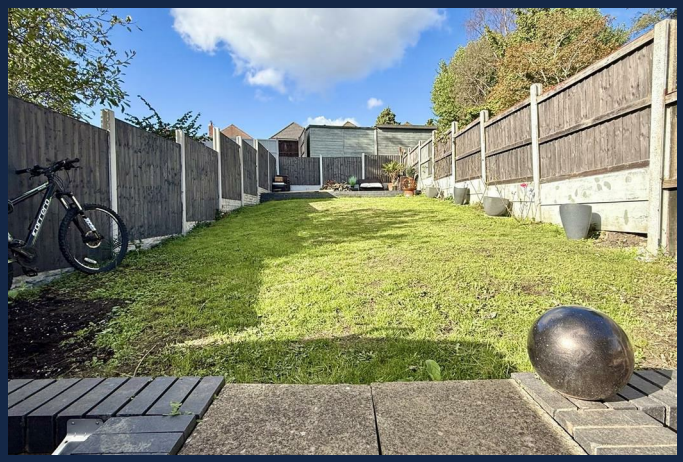



BEER













First floor accommodation
Ceiling spotlights, stairs to loft.

Bedroom two 9'6" min 11'9" max x 12'9" (2.9 min 3.6 max x 3.9)
Double glazed window, ceiling light point, central heating radiator.

Bedroom three 6'2" x 14'5" (1.9 x 4.4)
Double glazed window to rear, ceiling light point, central heating radiator, built in store cupboard.

Bedroom four 6'2" x 14'5" excluding wardrobe (1.9 x 4.4 excluding wardrobe)
Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe.

Shower room
Double glazed obscured window to side, ceiling spotlights, tiled walls, double shower cubicle with shower attachments, built in vanity unit with wash hand basin, low level w.c., central heating towel radiator, tiled flooring.

Second floor landing
Velux double glazed window, ceiling light point, storage cupboard, access into main bedroom.

Bedroom one 9'6" x 10'9" (2.9 x 3.3)
Double doors to Juliet balcony with glass balustrade, ceiling light point, wall mounted lighting, space for storage, central heating radiator, wood effect laminate flooring.

En-suite shower room
Double glazed velux windows, shower cubicle, vanity unit with wash hand basin and low level w.c., spotlights, extractor, storage to eaves, wood effect vinyl flooring, central heating towel radiator.

Rear garden
Block paving and slabs tiered up to rear of property, seating area, slate slabs to first lawn area, lawn to the top section of the garden with brick raised seating area with space for sheds.

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.

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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.

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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