

Grove.

FIND YOUR HOME



88 Barrs Road
Cradley Heath,
B64 7HH

Offers In The Region Of £275,000



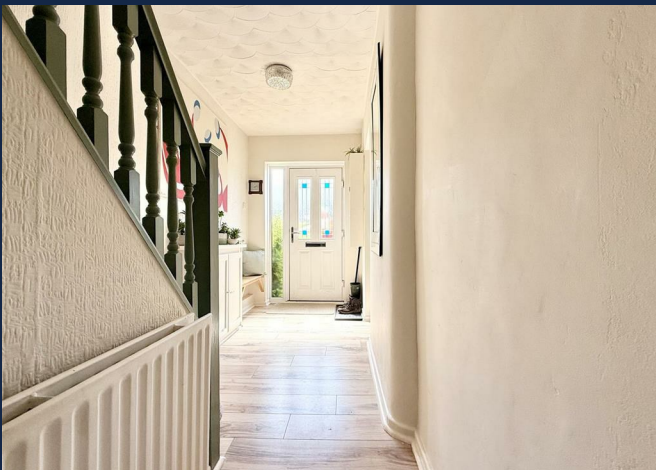
A truly impressive and well presented three bedroomed semi detached property in a highly sought after area of Halesowen. Barrs Road has always been popular with families and this property offers a great entertaining space alongside being well placed for good local schools, good access to transport links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









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.

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.