

# Grove.

FIND YOUR HOME



9 Barrs Road  
Cradley Heath,  
West Midlands  
B64 7HB

Offers In The Region Of £495,000





This impressive detached home offers an elegant driveway with double garage and plenty of space for parking. The property itself offers modern design with character remaining, allowing for a cosy feel. Set in a desirable location, this house is not only a comfortable retreat but also a practical choice for families looking to settle in a friendly community with parks, schools and amenities nearby.

The property offers an entrance porch with store, entrance hall with access into two reception rooms with feature fires, with the rear opening up to the garden, a kitchen with centre island, integrated appliances and door into the useful utility space with separate w.c.. The side passage can be reached from the front and rear, with internal access into the utility. The study is front facing, providing an excellent space for home workers. Upstairs are two wings, the left wing with bedrooms one, two and four and a family bathroom, the right with storage cupboard with space for white goods, the third bedroom and shower room. We are advised the loft offers rear facing windows, giving the potential for seamless conversion (subject to planning permission) where required. The garden is landscaped and tiered, with a patio, lawn and further areas with Summer house and large garden room.

With its spacious interiors and excellent parking facilities, this property is a must-see for anyone seeking a delightful family home in Cradley Heath. JH 02/02/2026 V1













#### Approach

Via tarmacadam driveway, double garage and stone chipping driveway, steps to front door and slope into the side access door. Double glazed front door leads to the entrance porch.

#### Entrance porch

Door into the store having double glazed port hole window to front, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, door to under stairs storage and doors to two reception rooms, kitchen and study, stairs to first floor accommodation.

Front reception room 12'5" max 11'9" min x 13'5" (3.8 max 3.6 min x 4.1)

Double glazed bay window to front, two central heating radiators, coving to ceiling, ceiling rose, feature fireplace with marble surround.

Rear reception room 10'9" x 15'8" max 13'1" min (3.3 x 4.8 max 4.0 min)

Double opening French doors to rear, central heating radiator, coving to ceiling, ceiling rose, multi fuel log burner.





















#### Kitchen 12'5" x 12'9" (3.8 x 3.9)

Double glazed window to rear, vertical central heating radiator, high gloss wall and base units with roll top surface over and splashbacks to match, one and a half bowl sink with mixer tap and drainer, hob, extractor, integrated oven and grill, integrated fridge freezer, centre island with surface over, door to utility.

#### Utility

Double glazed window to rear, vertical central heating radiator, high gloss wall and base units matching the kitchen with a matching surface over and splashbacks, sink with mixer tap and drainer, central heating boiler, space for slim line dishwasher, double glazed door to side passage and door to downstairs w.c.

#### Downstairs w.c.

Vertical central heating radiator, low level flush w.c., wash hand basin with mixer tap.

#### Study 7'6" x 8'2" (2.3 x 2.5)

Steps down to study with double glazed window to front and central heating radiator.

#### Right Wing Landing

Double glazed obscured stained glass window to the front, stairs to two wings. The first wing offers an airing cupboard with space for white goods and central heating radiator.

#### Bedroom three 7'2" x 12'9" (2.2 x 3.9)

Double glazed window to rear, central heating radiator, loft access.

#### Shower room

Double glazed obscured window to front, central heating radiator, low level flush w.c., shower and vanity style wash hand basin with mixer tap.

#### Left Wing Landing

Has a door into storage and further doors to bedroom one, two, four and bathroom.

#### Bedroom one 11'5" x 13'5" (3.5 x 4.1)

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















Bedroom two 12'9" x 11'9" max 10'9" min (3.9 x 3.6 max 3.3 min)

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

Bedroom four 12'9" x 7'10" (3.9 x 2.4)

Double glazed window to rear, central heating radiator, fitted wardrobes and drawers.

#### Bathroom

Central heating radiator, bath with electric shower over, vanity style wash hand basin, low level flush w.c.

#### Rear garden

The garden is tiered with first tier offering slabbed patio with stone chipping borders, slabbed steps up to second tier being retained by wood having a lawn and beds to surround, pergola, further steps to a stone chipping and decking area with a Summer house. Further tiers are slabbed with stone chippings with space for a further seating 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 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 your 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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