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131 Barrs Road, Cradley Heath, West Midlands, B64 7EZ



\*\*\*\* BARRS ROAD BEAUTY \*\*\*\* A rare opportunity to purchase this wonderful traditional family home stretched over four floors in the heart of Haden Hill. Having a light and airy feel throughout, this charming property boasts a spacious accommodation and is complimented by it's characterful features including it's high ceilings and decorative stain glass windows.

The entrance porch gives access to the welcoming entrance hall having stairs rising to the first floor and access into the cellar, impressive living room and spacious lounge/diner. The kitchen sits to the rear having utility and downstairs WC off.

The first floor has three double bedrooms, family bathroom and stairs leading you to the top floor where the remaining two double bedrooms are situated.

Outside has an extensive and mature rear garden with various seating areas perfect for evening sun and alfresco dining. To the front has the extra benefit of a double garage.

### Approach

The approach is by way of gated entry passing the double garage with steps up to the welcoming entrance porch.

### Porch

Having stunning herringbone terracotta tiled floor, decorative stain glass windows and access into the welcoming entrance hall.

### Entrance Hall

Having stairs rising to the first floor, stain glass window, access to the cellar, dining room to the front and living room.

### Living Room

14'7" x 13'8" (4.47m x 4.19m)

Feature fire surround with log burner, single glazed bay window with secondary glazing and central heating radiator.

### Lounge/Diner

22'0" x 13'8" (6.71m x 4.17m)

The heart of the home with the wonderful feature Rayburn, decorative fire surround, double doors to the rear garden, beautiful herringbone terracotta tiled floor, double glazed window, two single glazed windows, central heating radiator and door into the kitchen.

### Kitchen

15'3" x 9'8" (4.65m x 2.97m)

Inset sink top with drainer, base units with rolled edge laminate work tops, space for dishwasher, range of wall cupboards, built in double oven, 5 ring gas hob with cooker hood, floor tiles, door to utility area and rear garden, single glazed window, double glazed window and central heating radiator.

### Utility

Space for fridge freezer, plumbing for washing machine, tiled floor, downstairs WC off and single glazed window.

### Downstairs w,c

Low flush WC, tiled floor and single glazed window.

### Landing

Stairs leading you to the second floor, central heating radiator and access to three bedrooms and family bathroom.

### Bedroom One

14'6" x 12'7" (4.42m x 3.84m)

Fitted wardrobe, window and central heating radiator.





### Bedroom Two

14'2" x 10'5" (4.34m x 3.20m)

Fitted wardrobe, double glazed window and central heating radiator.

### Bedroom Three

13'3" x 9'8" (4.06m x 2.97m)

Double glazed window and central heating radiator.

### Family Bathroom

Walk in shower with electric shower fitting, separate paneled bath, 'Heritage' pedestal wash hand basin, low flush WC, wall tiles, double glazed window, stained glass window and central heating radiator.

### Second Floor Landing

Access to bedrooms four, five and large loft space, double glazed window, two cupboards housing water tank and boiler.

### Bedroom Four

11'3" x 10'0" (3.45m x 3.05m)

Useful eaves storage, double glazed window and central heating radiator.

### Bedroom Five

11'8" x 11'3" (3.58m x 3.45m)

Double glazed window and central heating radiator.

### Cellar

Useful storage area.

### Double Garage

With up and over door to front

### Rear Garden

Having gated side access and starting with a paved patio area to the base of this mature layered garden. Steps up having various seating areas enjoying the evening sun leading you to the area at the very top with sun house.

### Location

Cradley Heath lies to the North of Halesowen and falls within the boundaries of Sandwell Borough Council. As the name suggests it was originally Heathland between Cradley, Netherton and Old Hill. During the early 19th century a number of cottages were built encroaching onto the heath along the banks of the River Stour, mainly occupied by home industries such as nail making. During the industrial revolution Cradley Heath developed and became famous not only for nails but was once known as the world centre of chain making. It was the birthplace for the Black Country Bugle. It also retains some of the finest examples of grander Victorian Homes in streets such as Sydney Road, which has been used by the BBC for filming Peaky Blinders. Cradley Heath retains a very traditional High Street with not one but two market halls with a large Tesco in the centre. It has its own Train Station which provides links to Birmingham and to Worcester, alongside a bus interchange just outside of the station. It is only a few minutes' drive (or even a reasonable walk) from the large Merry Hill shopping centre. The property is opposite Haden Hill Park, a historical Victorian landscape with a Victorian Mansion and Tudor Hall. The landscape offers stunning views of the surrounding area. The park is a popular venue for historical local events and environmental activities. It has children's play areas, bowling greens, ornamental lakes and formal garden areas as well as natural woodland bordering the river. It is also said that the hall is haunted. Within short walking distance is Haden Hill Leisure Centre and Old Hill train station. Ormiston Forge Academy (formerly Heathfield High School) became an Academy in 2012 and was rated 'Good' by Ofsted in 2016.





### Tenure (Freehold).

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 Band E

### Referral Fees.

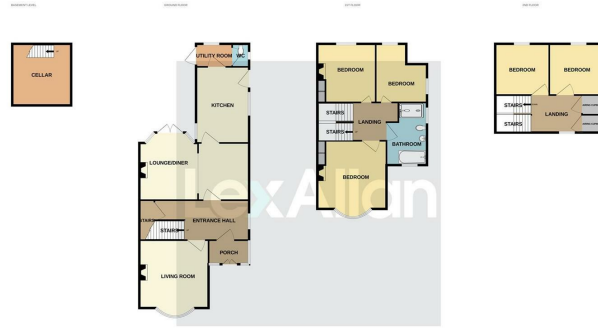
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, site areas, contents and fixtures are for guidance only and no responsibility is taken for any errors or omissions. There are no implied warranties and we do not accept liability for any loss or damage as a result of reliance on this information. As in their respective jurisdictions can be given.



**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. Lex Allan do not have any authority to make representation and accordingly any information entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and article impression) show only certain parts of the property at the time they were taken. Any areas, measurements, distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property 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 or whether they are year 2000 compliant.

**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm Saturday 9.00am to 4.00pm.

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