

**AP MORGAN**



**Barrs Road, Cradley Heath, West Midlands**  
Offers in the region of £180,000



**Features:**

- Three bedroom terrace
- Refurbished interiors
- Lounge
- Dining Room
- Kitchen/ Breakfast Room
- Bathroom
- Rear garden
- EPC - D
- Council Tax Band - A

**Description:**

Introducing this stunningly refurbished three-bedroom terraced home, boasting deceptive spaciousness throughout, conveniently situated near doctors, schools, and the popular Haden Hill Park, ideal for scenic walks.

Inside, the layout comprises a lounge with a feature fireplace, a dining room, a kitchen/breakfast room with an island, integrated appliances, and access to the rear garden, along with a bathroom featuring a bath and a separate shower cubicle. Upstairs, there are three bedrooms, with the master bedroom boasting fitted wardrobes.

Externally, the property offers shared access to the rear garden from the front, while the rear of the property features two paved areas and a small lawn.

Centrally located in close proximity to schools, medical facilities, and picturesque walks, this property is just 0.6 miles from Corngreaves Nature Reserve, 1 mile from West Midlands Hospital, and 0.9 miles from both Cradley Heath train station and the shops and amenities at Cradley Heath high street.



**Details:**

**Lounge** 13'6" (4.11) into bay x 11'9" (3.58) max

**Dining Room** 11'6" (3.5) max x 10'10" (3.3) plus recess

**Kitchen/ Breakfast Room** Irregular Shaped Room 18'3" (5.56) max x 10'7" (3.23) max

**Bathroom**

**First Floor Landing**

**Master Bedroom** 11'9" (3.58) x 10' (3.05) plus wardrobes

**Bedroom Two** 10'11" x 8'6" (3.33m x 2.6m)

**Bedroom Three** 11'1" (3.38) into recess x 6'10" (2.08)



**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

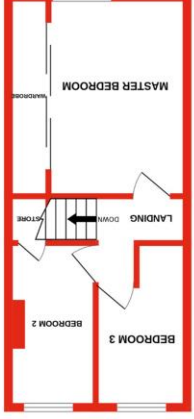
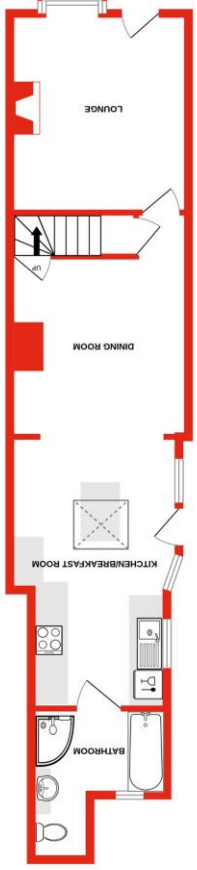
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

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