Bloore King & Kavanagh
Sales & Lettings









## 27 Barrs Road

Cradley Heath, B64 7HG

**Offers In The Region Of £305,000**

A spacious and versatile THREE BEDROOM detached dormer bungalow with TWO BATHROOMS. Located close to Haden Hill Park.

This lovely family home benefits from gas central heating, majority double glazing and briefly offers: dining room, kitchen, lounge with log burner, study, downstairs bedroom and bathroom. On the first floor is a large landing area, two bedrooms, a shower room and dressing area.

To the front of the property is off road parking and access to the garage. To the rear is an enclosed garden laid to lawn with patio area. EPC C, Council Tax Band D.



**Dining Room**
UPVC door and windows to front. French doors to garden. Coving, ceiling roses and picture rail. Marble floor and feature leaded window.



**Breakfast Kitchen**
Window to rear. Good range of eye and low level units incorporating: 1 1/2 bowl sink and drainer, eye level double oven, five ring gas hob with extractor hood over, built in larder cupboard, integrated dishwasher, fridge and freezer. Tile flooring. Worcester Boiler.

**Inner Hallway**
Doors to the office, lounge, bedroom and bathroom. Tile flooring.

**Study**
Window to front and built in shelving. (Previously the entrance porch)



**Lounge**
Bow window to front with window seat and stairs to first floor. Log burner and understairs storage. Laminate flooring and doors to garage and study. Feature ceiling and dado rail.

**Downstairs Bedroom Three**
Window to rear.

**Downstairs Bathroom**
Window to rear. Three piece comprising: panelled jacuzzi bath, pedestal wash hand basin and low level WC. Chrome heated towel rail. Tile flooring.



**Landing**
Two velux windows, feature beams (non structural) and laminate flooring. Useful study space.

**Bedroom Two**
Feature porthole window and velux window to front. Fitted wardrobes.

**Bedroom One**
Feature porthole window and two velux windows. TV point.

**Dressing Area**
Window to rear and fitted wardrobes. Eaves storage. Feature beams (non structural)

## Shower Room
Velux Window. Three piece suite comprising: shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail. Eaves storage cupboards.

## Garage (previously a bedroom)
Electric roller door to front and plumbing for washing machine. Worktop with sink and drainer.

## Outside
FRONT: Block paved off road parking.

REAR: Enclosed garden laid to lawn with planting and patio seating area. Log Store, power and tap. Summerhouse with light and power. Mature plants including: fig tree, rhubarb, raspberries. Outside tap and power point. Brick potting shed.

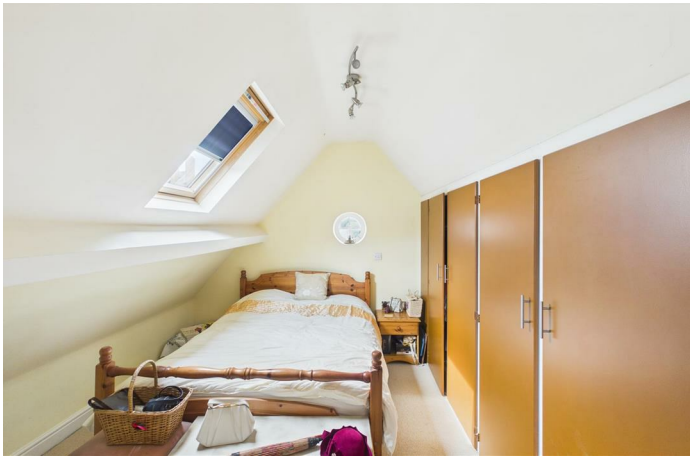
## Freehold
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements