

# HUNTERS®

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## Barn Close

Cradley Heath, B64 7NQ





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£270,000



## Front of The Property

To the front of the property there is a large block paved driveway providing ample off road parking, detached garage, walled front with mature shrub borders, decorative chipping stones and side gate leading to rear garden.

## Entrance Hall

With double glazed door leading from the side of the property, stairs to first floor landing, under stairs storage cupboard, door to lounge diner and a central heating radiator.

## Lounge Diner

23'3" x 15'5" max (7.1 x 4.7 max )

With doors leading from entrance hall and kitchen, comfortable space for seating and dining, feature fire place with gas fire and marble hearth, double glazed windows to side and front and two central heating radiators.

## Kitchen

12'5" x 7'6" (3.8 x 2.3 )

With doors leading from lounge diner and utility, fitted with a range of matching wall and base units, wooden worksurfaces with tiled splashback, one and a half sink and drainer, space for oven, cooker hood over, integrated fridge, breakfast bar, tiled floor, double glazed windows to rear and a central heating radiator.

## Utility

13'9" x 8'2" max (4.2 x 2.5 max )

With a door leading from kitchen, matching base units with worksurfaces over, plumbing for washing machine, space for tumble dryer and other appliance, tiled floor, double glazed windows to side and rear and further double glazed door to rear garden.

## Landing

With stairs leading from entrance hall, loft access, storage cupboard, doors to various rooms and double glazed window to rear.

### Bedroom One

13'9" x 11'5" (4.2 x 3.5 )

With a door leading from landing, fitted and built-in wardrobes, dressing table, double glazed windows to front and side and a central heating radiator.

### Bedroom Two

11'5" x 10'2" max (3.5 x 3.1 max )

With a door leading from landing, fitted wardrobes leading to walk-in closet, double glazed window to front and a central heating radiator.

### Bedroom Three

9'10" x 6'10" (3 x 2.1)

With a door leading from landing, fitted wardrobes and drawers and double glazed window to rear.

### Shower Room

With a door leading from landing, shower cubicle, WC, wash hand basin, part tiled walls, extractor, double glazed window to rear and a central heating radiator.

### Garden

With double glazed doors leading from utility and entrance hall, block paved seating, lawn, mature shrubs and trees, shed, double glazed door to garage and gated side access to the front of the property.

### Garage

With up and over door leading from the front of the property, useful storage space, double glazed door to side and further window to rear.



## A map snippet from Google Maps showing the area around Cradley Heath. A red pin marks a location near Haden Hill Park. A red 'H' icon marks the West Midlands Hospital. Roads shown include Colley Ln and Barrs Rd. The map data is from 2020.

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Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

EU Directive 2002/91/EC

11a St Johns Road, Stourbridge, DY8 1EJ  
Tel: 01384 443331 Email: [stourbridge@hunters.com](mailto:stourbridge@hunters.com) <https://www.hunters.com>