

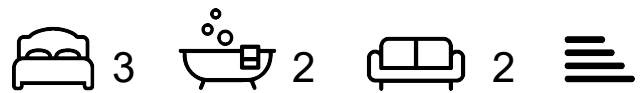
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Newlands, Barrs Road

Cradley Heath, B64 7EZ



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£425,000



## Front of The Property

To the front of the property, beyond field gate is a generous size tarmac driveway with block paved edging, decorative bark fore garden with planted shrubs, detached garage and gated side access.

## Porch/ Boot Room

7'6" x 7'2" (2.3 x 2.2 )

With a wooden door having double glazed inset leading from the front of the property, decorative stained glass window to cloakroom, double glazed windows to front and side, recessed spotlights, tiled floor and a feature stained glass door to the entrance hall.

## Entrance Hall

17'0" x 5'6" max (5.2 x 1.7 max)

With a feature stained glass door leading from the porch/ boot room, stairs to first floor landing, doors to various rooms, pantry, characterful working front door bell and a central heating radiator.

## Lounge

20'8" x 12'1" (6.3 x 3.7 )

With a door leading from the entrance hall, feature fireplace with brick surround, stone hearth, wood burning stove, bespoke mantle piece, recessed spotlights, decorative ceiling rose, double glazed door to rear, double glazed bay window to side and laminate floor.

## Dining Room

11'9" x 9'10" (3.6 x 3)

With a door leading from the entrance hall, feature fire place, gas fire with tiled hearth, decorative picture rail, laminate floor, double glazed bay window to front and a vertical central heating radiator.

## Kitchen Breakfast Room

15'1" x 8'10" (4.6 x 2.7)

With a door leading from the entrance hall, fitted with a range of high gloss wall and base units, work surfaces over, one and a half stainless steel sink and drainer, tiled splashback, integrated oven, gas hob with extractor hood above, plumbing for washing machine, two integrated low level fridges with freezer compartment, space for slimline dishwasher, cupboard housing central heating boiler, space for breakfast table, loft space, LED under base unit strip lighting, double glazed window to rear, double glazed stable door to garden, recessed spotlights, tiled floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, traditional high level flush WC, wash hand basin, tiled splashback, decorative stained glass window to porch/ boot room and laminate floor.

## Landing

12'5" x 5'10" (3.8 x 1.8)

With stairs leading from the entrance hall, spindles, further stairs to reading area, doors to various rooms and loft access.

Tel: 01384 443331



### Principal Bedroom

19'0" x 10'1" (5.8 x 3.08)

With a door leading from the landing, vaulted ceiling, two skylight windows, freestanding bath with shower attachment, part tiled floor, space for dressing area, feature fireplace and stained glass double glazed window to side, recessed spotlights and a vertical central heating radiator.

### Bedroom Two

12'5" x 9'6" (3.8 x 2.9)

With a door leading from the landing, fitted wardrobes and drawers, laminate floor, double glazed window to front and a central heating radiator.

### Bedroom Three

9'2" x 8'6" (2.8 x 2.6)

With a door leading from the landing, double glazed window to front, laminate floor and a central heating radiator.

### Bathroom

With a door leading from the landing, double walk in shower with rainfall shower head, separate shower attachment, shower screen, bath with tiled surround, WC, wash hand basin, recessed spotlights, tiled floor, storage cupboard, double glazed window to front and a chrome heated towel rail.

### Garage

17'0" x 8'10" (5.2 x 2.7)

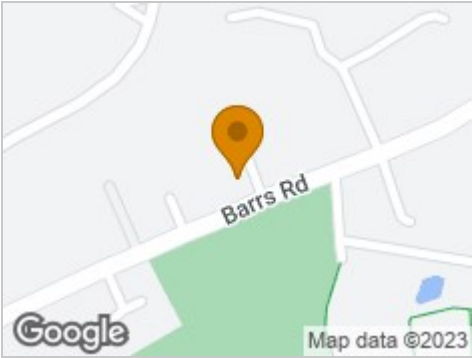
With an up and over door to front, eaves storage above, mechanic pit, stable door and window to side, window, power and light.

### Garden

With a double glazed stable door leading from the kitchen breakfast room to a patio area with downlighting, seating area, water feature, decorative chipping stone, dwarf wall, rockery with planted shrubs, tree's, hot tub, trellis, well maintained lawn beyond, hammock, garden shed, further seating area, outside tap, door to detached garage and gated side access.



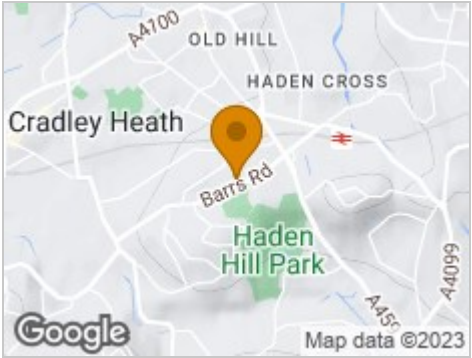
Road Map



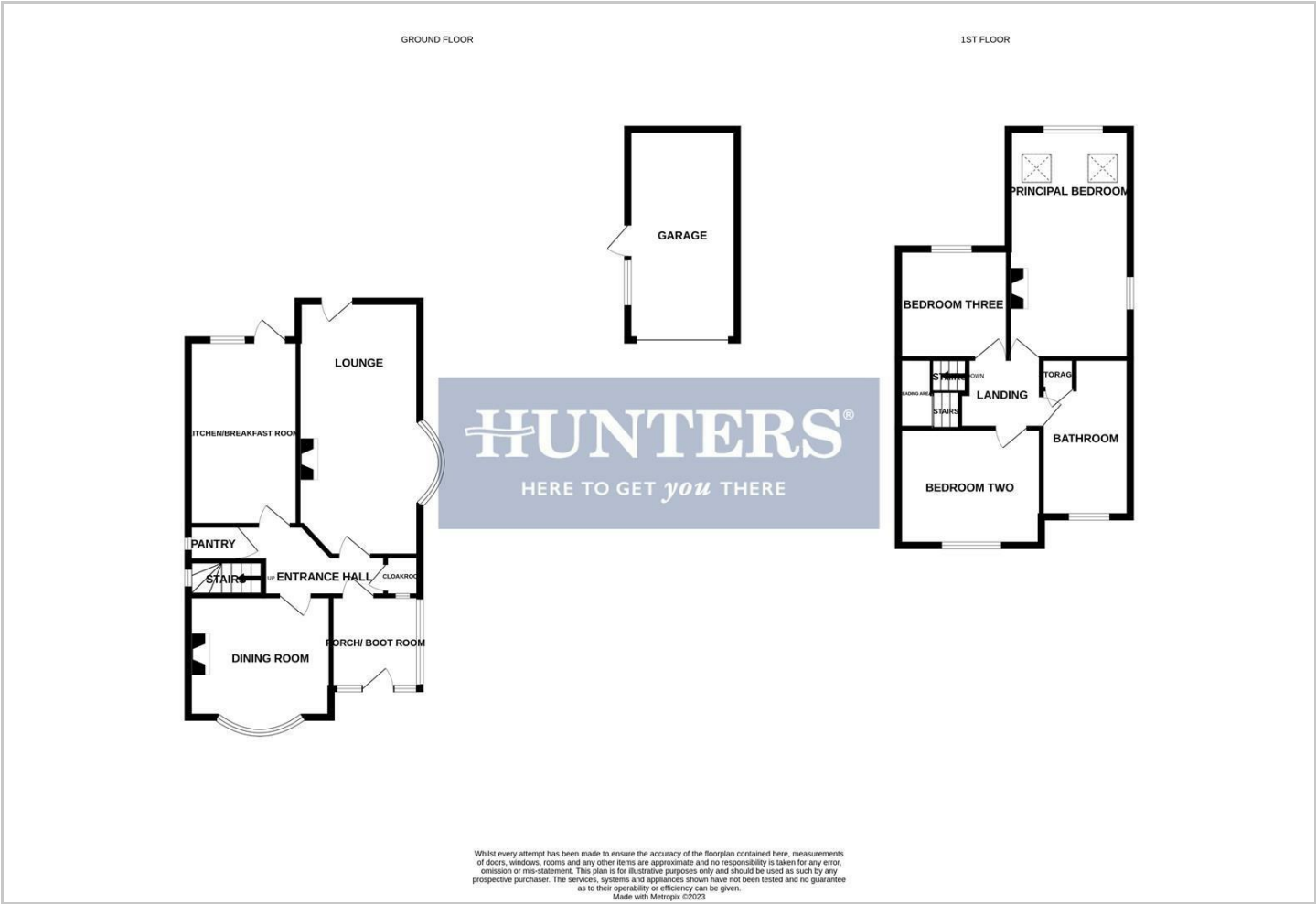
Hybrid Map



Terrain Map



Floor Plan



Viewing

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 Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.