

Grove.

FIND YOUR HOME



43 Barrs Road
Cradley Heath,
West Midlands
B64 7HG

£190,000



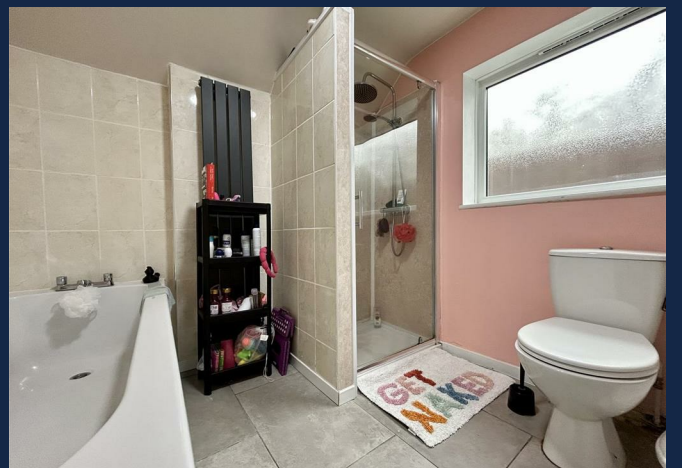
Situated on Barrs Road, this attractive end terrace home presents an excellent opportunity for first-time buyers and buy to let investors alike. Set within a friendly, established neighbourhood, the property enjoys a convenient position close to Old Hill and Cradley Heath, offering easy access to local shops, supermarkets, schools and everyday amenities.

For outdoor space and leisure, the well regarded Haden Hill Park is nearby, providing open green spaces, walking routes and family facilities. Cradley Heath train station and surrounding bus links offer straightforward connections to Rowley Regis, Blackheath, Halesowen and Birmingham, making this an ideal location for commuters.

The accommodation is well laid out and full of potential. The ground floor features two reception rooms, separated by an inner hallway which also provides access to the cellarette, ideal for storage. To the rear, the exceptionally spacious kitchen offers ample room for dining and leads through to the ground floor bathroom. Upstairs, the property boasts two well proportioned bedrooms, both offering comfortable living space. Externally, the rear garden is mainly laid to lawn with a patio area and shed, perfect for relaxing, entertaining or further landscaping.

Whether you're a young couple, a small family, or an investor seeking a solid addition to your portfolio, this property offers versatility, location and opportunity. Early viewing is highly recommended to fully appreciate the potential this welcoming home has to offer. JH 23/01/2026 EPC=D







Approach

Via steps from pavement to double glazed obscured door into front reception room.

Front reception room 13'5" max 11'9" min x 11'9" max 10'5" min (4.1 max 3.6 min x 3.6 max 3.2 min)

Double glazed bay window to front, central heating radiator, door way into inner hall.

Inner hall

Double opening doors into cellarette housing fuse box, door way into reception room.

Rear reception room 10'9" x 10'5" min 11'9" max (3.3 x 3.2 min 3.6 max)

Double glazed window to rear, central heating radiator, door to stairs to first floor accommodation, door into kitchen.

Kitchen 7'6" x 10'5" (2.3 x 3.2)

Two vertical central heating radiators, two double glazed windows to side, door to side giving access to rear garden, base units with roll top wood effect surface over and splashbacks to match, additional splashback tiling, integrated oven, gas hob over, one and a half bowl sink with mixer and drainer, space for fridge freezer, space for white goods, door into the bathroom.

Bathroom

Double glazed obscured window to side, low level flush w.c., central heating boiler, shower, bath with mixer tap, vanity style wash hand basin with mixer tap, vertical central heating radiator.

First floor landing
Doors into two bedrooms.

Bedroom one 11'9" max 10'9" min x 12'1" (3.6 max 3.3 min x 3.7)
Double glazed window to front, central heating radiator.

Bedroom two 10'9" min 12'1" max x 10'9" (3.3 min 3.7 max x 3.3)
Double glazed window to rear, central heating radiator, loft access and door into fitted storage cupboard.

Rear garden
Slabbed patio with stone chipping borders, further patio, lawn and shed.

Tenure
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 Banding
Tax Band is A

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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