



**Radbourne Drive, Halesowen**  
**£340,000**

**Features:**

- Four bedroom detached house
- Lounge, dining room and conservatory
- Extended breakfast kitchen
- Ground floor w.c.
- Ensuite and bathroom
- Garage and driveway
- Front and rear gardens
- Epc rating C

**Description:**

A particularly well presented and extended, four bedroom detached house in a pleasant cul-de-sac.

The layout briefly comprises: Entrance hallway with under stairs storage cupboard and access to a ground floor w.c. Spacious front lounge, with bay window, coal effect gas fire to surround and wood effect floor running through double doors towards the dining room. This has door to kitchen and sliding patio doors to the sunny aspect rear conservatory. Stunning breakfast kitchen, featuring a central island, ample wall, base units and work surfaces, inset sink, larder unit, electric hob, built in oven, dishwasher and washing machine, door to the rear of the garage and French doors leading onto the patio area.

The first floor is given over to a master bedroom with fitted wardrobes and access to a modern en-suite shower room. Double bedroom two, two further ample single bedrooms and pleasant family bathroom with shower and screen over the P shaped bath. Outside: Off road parking for several cars to a private driveway leading to the garage, a side gate which leads to a most striking rear garden, thoughtfully set out with paving, curved borders, rockery and colourful shrubs and flowers. A timber shed sits to the far corner. The property benefits from gas central heating to radiators and double glazing. The local area is accessible for Cradley Heath High Street for an abundance of shops, eateries, medical centre, and supermarkets, buses towards Merry Hill and the railway station. There are a selection of schools, parks are close by and the M5 motorway is reachable for commuting to Birmingham.



**Details:**

**Hallway**

**Ground floor w.c.**

**Lounge:** 19' 4" into bay x 13' 7" (5.89m x 4.14m)

**Dining Room:** 11' 4" x 9' 8" (3.45m x 2.94m)

**Conservatory:** 12' 5" x 9' 4" (3.78m x 2.84m)

**Breakfast Kitchen:** 18' 9" x 14' 1" both max (5.71m x 4.29m)

Stairs rise to first floor landing

**Master Bedroom:** 16' 7" max into bay x 11' 1" to wardrobes (5.05m x 3.38m)

**En-suite:** 6' 7" x 5' 2" (2.01m x 1.57m)

**Bedroom 2:** 9' 11" x 9' 11" (3.02m x 3.02m)

**Bedroom 3:** 9' 11" x 6' 6" (3.02m x 1.98m)

**Bedroom 4:** 10' 4" max inc cupboard x 6' 9" (3.15m x 2.06m)

**Bathroom:** 6' 7" x 6' 4" (2.01m x 1.93m)

**Garage:** 18' 3" x 8' 1" (5.56m x 2.46m)

**EPC Rating:** C

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

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

For more information or to arrange a viewing, please call us on 0121 809 9809.



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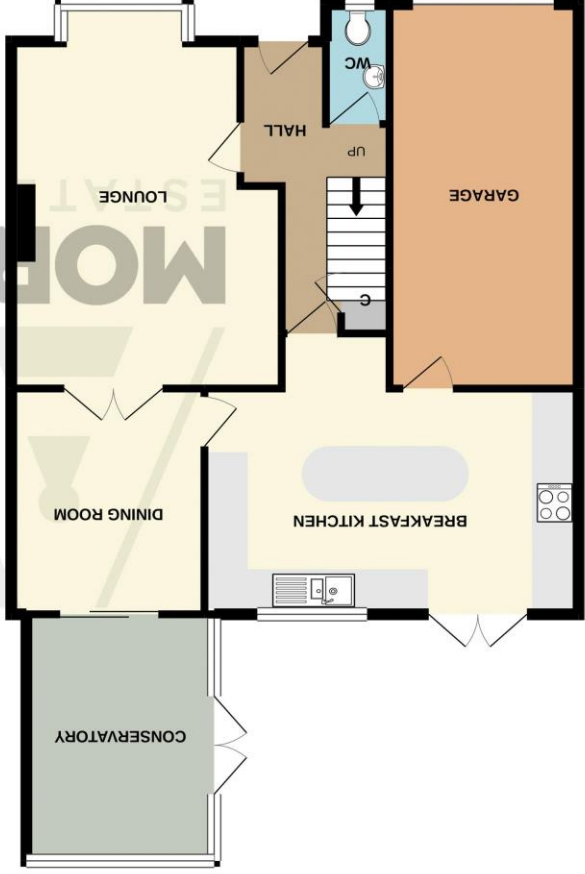
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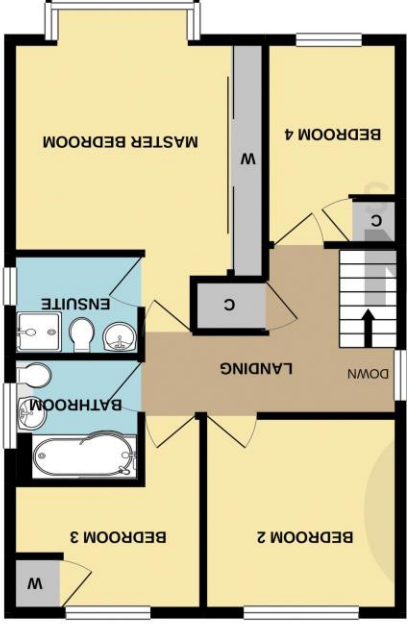
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GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hektorsk v2020

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