



**Raddens Road, Halesowen**  
Offers in the Region Of £280,000



**Features:**

- Semi Detached House
- Three Bedrooms
- Lounge and Dining Room
- Kitchen and Utility
- Conservatory
- Large Rear Garden
- Three Car Driveway and Garage
- EPC D

**Description:**

AP Morgan are pleased to present this Three Bedroom Semi Detached house in Lapal, Halesowen. Close to Manor Way and the M5 giving excellent road travel links to Birmingham. Nearby bus routes include the number 9, 002 and 14 giving multiple public travel routes. In the local area, there are several well respected schools, Leasowes Park, Woodgate Valley Country Park as well as local shops and amenities. The property in brief comprises of: Porch, Hallway, Lounge with Bay Window, Dining Room/Sitting Room with sliding door access to Lounge, Kitchen with space for washer, Utility Room with sink, Conservatory, Downstairs WC and Garage. Upstairs: Bedroom One has a Bay Window giving stunning views of Clent Hills, and fitted wardrobes, Bedroom Two also has fitted wardrobes, a well proportioned Bedroom Three and a modernised Shower Room. Outside: To the rear, a well maintained Rear Garden with Lawn, Patio and space for Sheds to give extra storage. To the front, a Three car paved Driveway as well as a small Lawn area. We recommend early viewings to avoid disappointment.





**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

14' 9" into bay x 11' 5" (4.49m x 3.48m)

**Dining Room**

13' 2" x 10' 4" (4.01m x 3.15m)

**Kitchen**

9' 3" x 7' 3" (2.82m x 2.21m)

**Utility Room**

15' 3" x 7' 5" (4.64m x 2.26m)

**Conservatory**

7' 2" x 10' 5" (2.18m x 3.17m)

**WC**

**Garage**

19' 0" x 7' 6" (5.79m x 2.28m)

**Bedroom One**

15' 9" into bay x 10' 6" (4.80m x 3.20m)

**Wardrobes**

**EPC Rating:** D

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

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

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



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

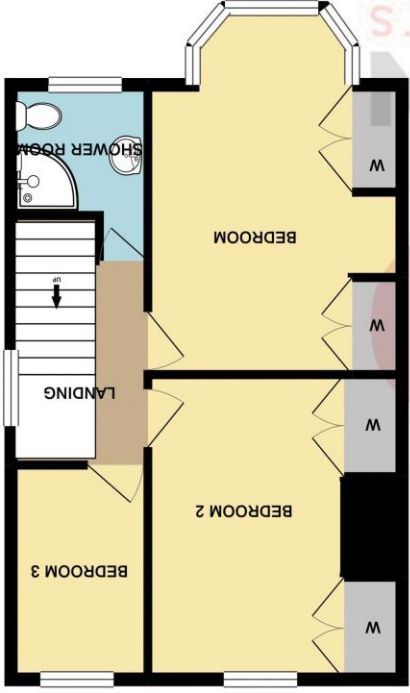
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GROUND FLOOR 800 sq. ft. ( 74.3 sq. m. )



1ST FLOOR 470 sq. ft. ( 43.6 sq. m. )



TOTAL FLOOR AREA: 1269 sq. ft. ( 117.9 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any 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.  
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