



31 Radlow Crescent, Birmingham, West Midlands, B37 7LZ

3 Bed House - Detached

Offers Over £250,000

🔑 Receptions 2

🛏 Bedrooms 3

🚿 Bathrooms 3



- SOLD WITH NO UPWARD CHAIN
- 3 BEDROOM DETACHED HOUSE
- ATTRACTIVE LOUNGE PLUS DINING AREA
- CONSERVATORY
- DOWNSTAIRS WC

- KITCHEN WITH UTILITY
- PARKING FOR SEVERAL CARS
- LARGE GARAGE
- EN-SUITE IN MASTER BEDROOM
- CALL FERNDOWN ESTATES TODAY



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THIS DELIGHTFULLY PRESENTED 3 BEDROOM DETACHED HOME is situated in a quiet location and in a cul de sac position accessed from a private driveway. The property overlooks grass area and is within walking distance to INFANT & JUNIOR SCHOOLS, travel networks and consists of:- Lounge, Dining area, Guest WC, kitchen with utility, conservatory, en suite off master bedroom, family bathroom, secluded rear garden, off road parking for approx 2/3 cars and integral garage. OFFERED WITH NO UPWARD CHAIN - VIEWING IS HIGHLY RECOMMENDED.

Approach



The property is approached via a block paved and tarmac driveway with parking for approx 2/3 vehicles, access to integral garage leading up to canopy porch.

Hallway



Stairs rising to first floor, Vinyl flooring, ceiling light point and gas central heating radiator, doors leading to:

Guest WC



Double glazed obscure window to the front, ceiling light point and vinyl flooring ,Low level WC, pedestal wash basin with splash back tiles above.

Lounge



Double glazed bay window to the front of the property two gas central heating radiators,Electric fire with feature fire surround, ceiling light point, archway to:-

Dining Area



Double glazed french doors leading into conservatory ,ceiling light point and gas central heating radiator, door leading to Kitchen.

Conservatory



French doors leading to the garden, Ceiling light point and fan, laminate flooring, built in air-conditioning unit,

Kitchen



Double glazed window to rear of the property, matching range of wall and base units with work surfaces and splash back tiles above, stainless steel sink and drainer, Space for a cooker and dishwasher with extractor above, breakfast bar, gas central heating radiator and vinyl flooring, ceiling light point.

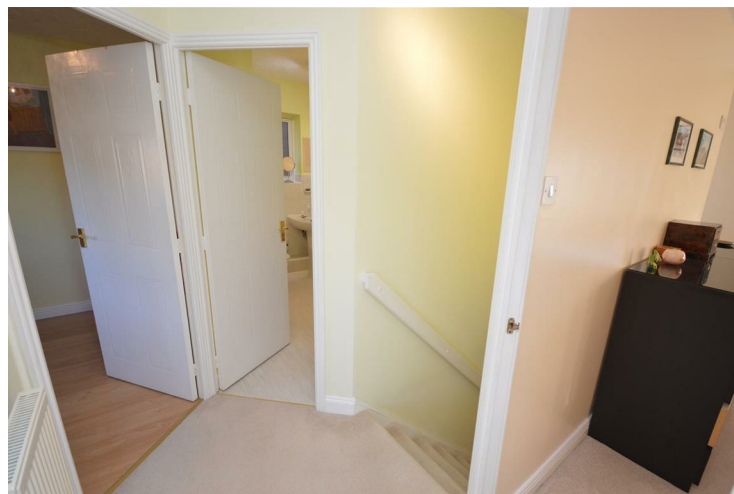
Utility



Matching range of base units with work surfaces, stainless steel sink and drainer unit, space and plumbing for washing

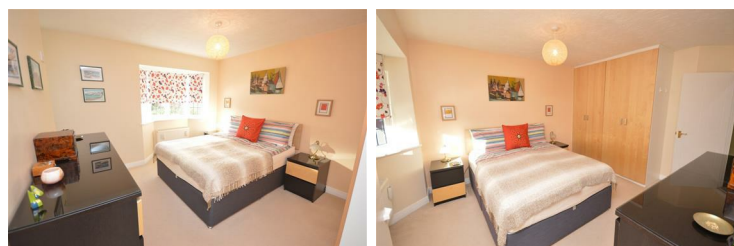
machine and space for other appliances, under-stairs storage cupboard, ceiling light point. door leading giving access to the side of the property.

Stairs & Landing



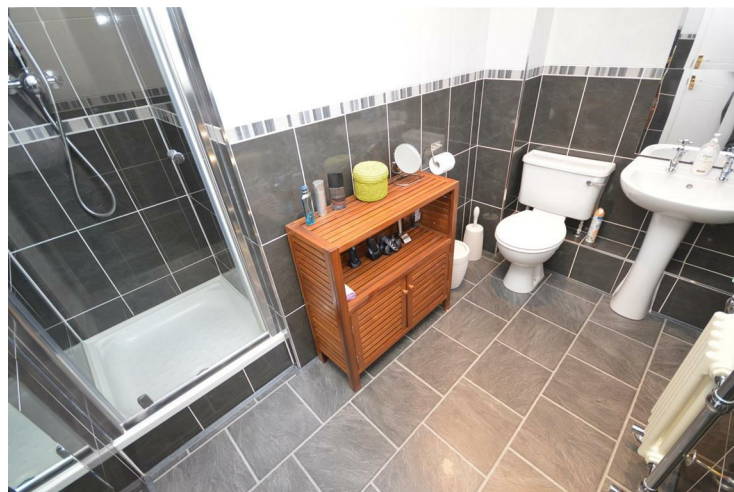
Ceiling light point, loft access with ladder, gas central heating radiator and doors leading to:

Master Bedroom



Double glazed bay window to front, gas central heating radiator, built in double wardrobes, ceiling light point, airing cupboard with door leading to En-Suite

Master En-Suite



Double glazed obscure window over looking the front, gas

central heating radiator and laminate flooring, modern suite comprising of shower cubicle, low level WC, pedestal wash hand basin, complimentary splash back tiling, ceiling light point,

Bedroom Two



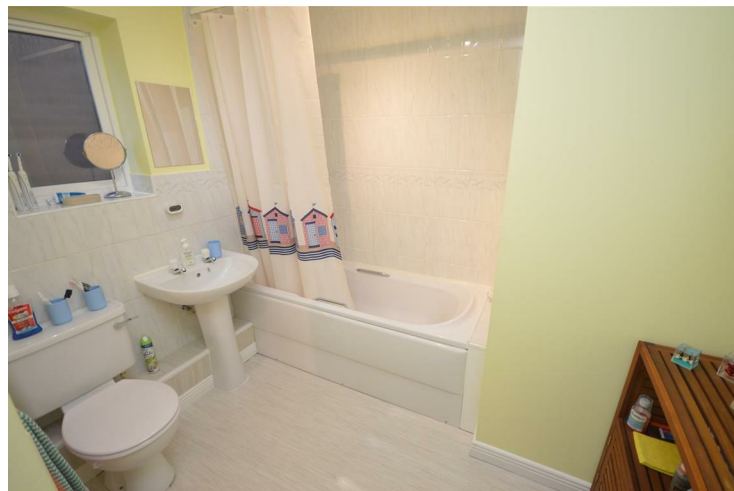
Double glazed window to rear of the property, ceiling light point and gas central heating radiator, laminate flooring.

Bedroom Three



Double glazed window over looking the rear of the property, built in wardrobes with shelving, laminate flooring, gas central heating radiator, ceiling light point.

Family Bathroom



Double glazed obscure window to side of the property, bathroom suite comprising of:- paneled bath with shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, ceiling light point and gas central heating radiator.

Garden



Blocked paved patio area, mainly laid to lawn with raised decking to the rear, gated access to the side of the property, fences for boundaries, outside light and tap,

Garage

Up and over door with power and lighting

Radlow Crescent

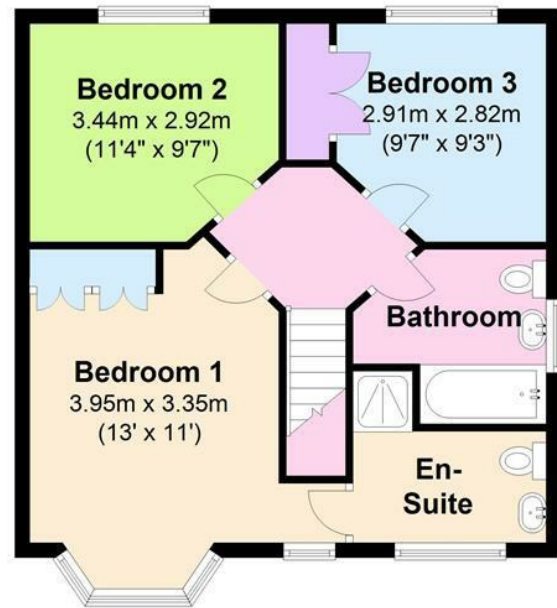
Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)

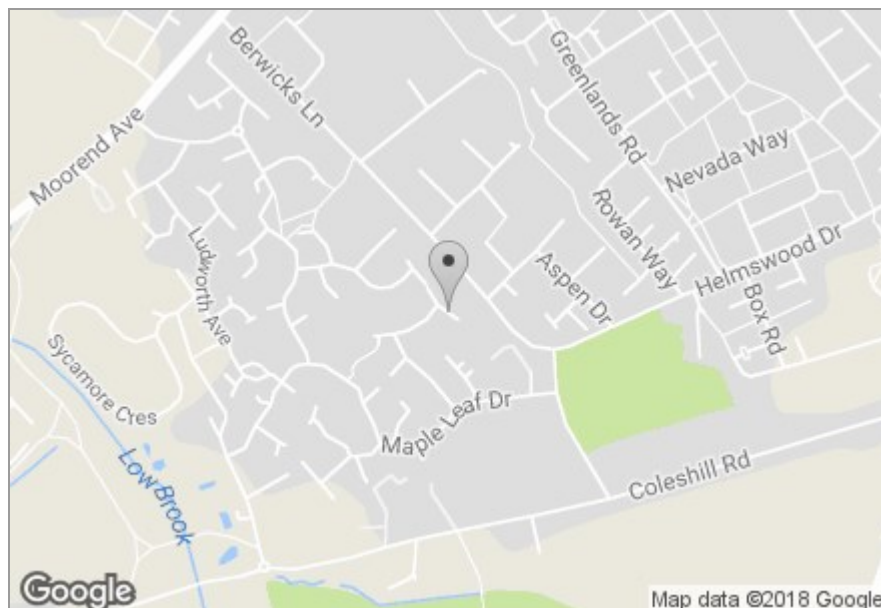


First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			66
(55-68) D			
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