



RADDINGTON DRIVE, SOLIHULL, B92 7DU
OFFERS OVER £535,000



» Quiet Cul-De-Sac Location

» Impressive Four Bedroom Extended Detached

» Immaculately Maintained & Decorated

» Early & Internal Viewing Essential

» Easy Access To All Amenities

» Large Kitchen/Family/Dining Room

» Ensuite Shower Room & Family Bathroom

» Garage

» Private Rear Garden

PROPERTY OVERVIEW

Situated in a quiet cul-de-sac off Kineton Green Road, an ideal opportunity to purchase this impressive four bedroom extended detached which must be viewed internally to be appreciated. This property has been tastefully extended and benefits from gas central heating, double glazing and has the added attraction of superb large luxury fitted kitchen/family/dining room with bi-fold doors leading out to the rear garden. This property has been immaculately maintained and briefly comprises of: enclosed porch, living room, kitchen/family/dining room with bi-fold doors leading out to the rear garden, laundry/utility room, downstairs WC, four good sized bedrooms, ensuite shower room, family bathroom, garage and private rear garden.

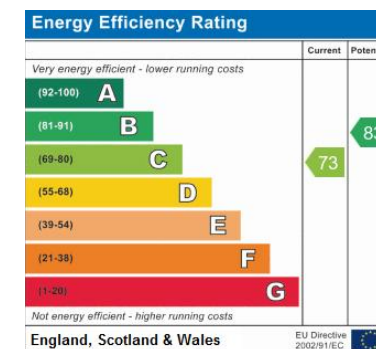
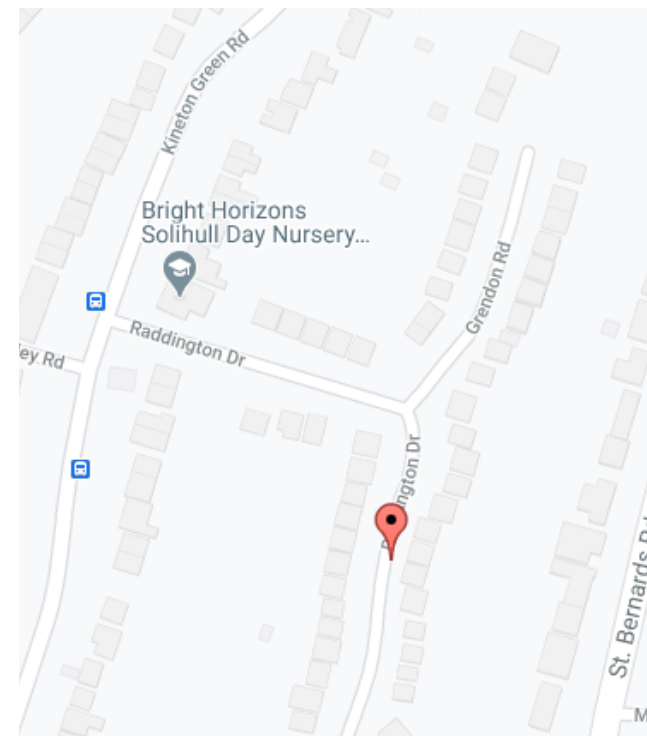
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band D
TENURE	Freehold
SERVICES	Mains gas, electricity and sewers
BROADBAND	Virgin - Fibre optic
LOFT SPACE	Boarded with ladder and lighting
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Zanussi dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two and three and all light fittings



ENCLOSED PORCH

LIVING ROOM

17' 11" x 15' 3" (max) (5.48m x 4.65m)

KITCHEN/FAMILY/DINING ROOM

26' 5" x 20' 7" (max) (8.06m x 6.28m)

UTILITY ROOM

9' 8" x 6' 7" (max) (2.97m x 2.03m)

WC

4' 0" x 3' 1" (1.22m x 0.95m)

INTEGRAL GARAGE

11' 10" x 7' 10" (3.63m x 2.40m)

FIRST FLOOR

BEDROOM ONE

16' 0" x 9' 3" (max) (4.88m x 2.83m)

ENSUITE SHOWER

6' 7" x 4' 9" (2.02m x 1.47m)

BEDROOM TWO

14' 2" x 12' 2" (4.34m x 3.73m)

BEDROOM THREE

14' 2" x 8' 10" (4.34m x 2.70m)

BEDROOM FOUR

9' 4" x 9' 0" (2.87m x 2.75m)

BATHROOM

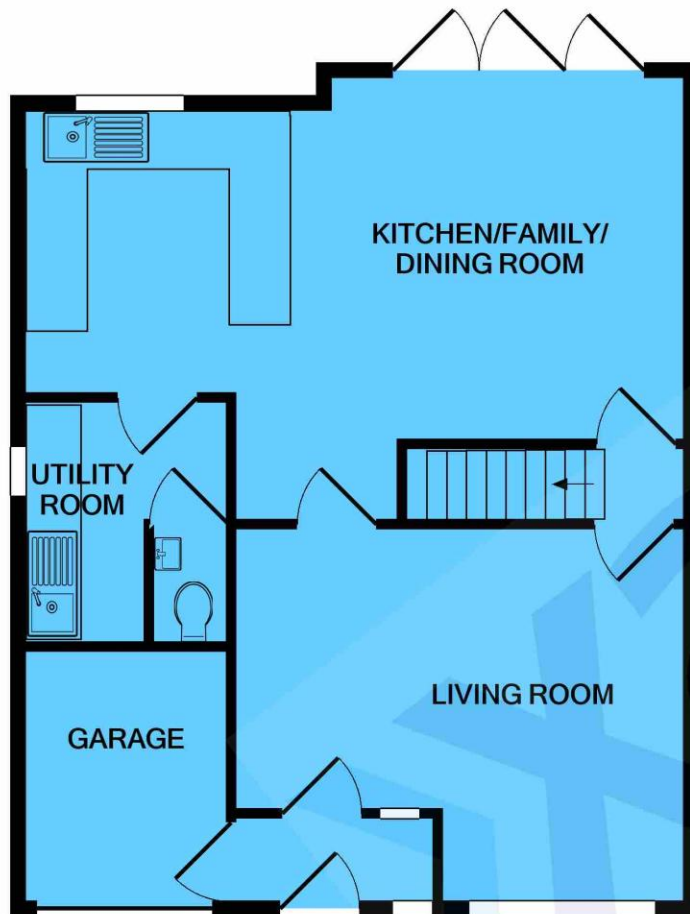
6' 2" x 5' 5" (1.88m x 1.67m)

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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