



smarthomes

Raddington Drive

Solihull

- An Extremely Well Presented & Extended Detached Family Home
- Four Bedrooms
- Master En Suite & Family Bathroom
- Two Reception Rooms
- Conservatory
- Re-Fitted Breakfast Kitchen
- No Upward Chain

Offers Over £600,000

Current EPC Rating 67 (D)

Current Council Tax Band E





Property Description

An extremely well-presented detached family home in a quiet cul-de-sac location benefitting from no upward chain and offering four bedrooms, superb open plan family breakfast kitchen, lounge, study, guest WC, utility room, conservatory, en suite, family bathroom, mature rear garden and off-road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

- Lounge to Front - 3.53m x 4.39m (11'7" x 14'5")
- Study to Front - 2.31m x 2.67m (7'7" x 8'9")
- Open Plan Family Breakfast Kitchen - 8.08m x 3.18m (26'6" x 10'5")
- Guest WC
- Utility Room - 2.34m x 1.55m (7'8" x 5'1")
- Conservatory - 3.25m x 4.27m (10'8" x 14'0")
- Bedroom One to Front - 2.34m x 5.79m (7'8" x 19'0")
- En Suite Shower Room to Rear - 2.34m x 1.93m (7'8" x 6'4")
- Bedroom Two to Front - 3.2m x 3.96m (10'6" x 13'0")
- Bedroom Three to Rear - 2.87m x 3.76m (9'5" x 12'4")
- Bedroom Four to Front - 2.06m x 3.05m (6'9" x 10'0")
- Family Bathroom to Rear - 2.36m x 1.93m (7'9" x 6'4")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.