

# DRAKES

ESTATE AGENTS



Radbourne Road, Shirley, B90 3RS

£499,950

- A Detached Property
- Five Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Utility Room
- Guest WC
- Family Bathroom
- Garage & Off Road Parking
- Generous Rear Garden
- Currently in Tudor Grange Academy School Catchment Area



SCAN TO VIEW  
VIRTUAL TOUR

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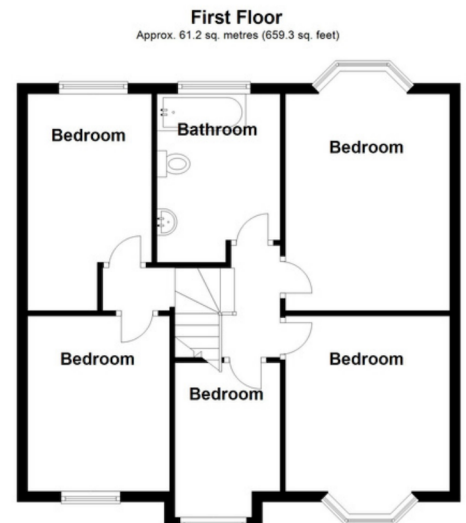
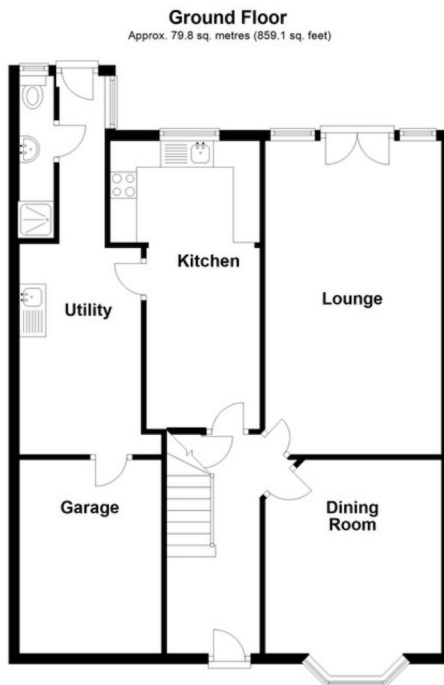
- Reception Room on to front - 3.94m x 3.33m (12'11" x 10'11") into bay
- Reception Room Two to rear - 5.54m x 3.02m (18'2" x 9'11")
- Kitchen to rear - 4.57m x 2.79m (15'0" x 9'2") max
- Utility Room to side - 2.92m x 2.36m (9'7" x 7'9") plus Lobby
- Bedroom One to front - 4.19m x 2.87m (13'9" x 9'5") into bay
- Bedroom Two to rear - 3.94m x 2.87m (12'11" x 9'5") into bay
- Bedroom Three to front - 3.76m x 2.36m (12'4" x 7'9")
- Bedroom Four to rear - 2.62m x 2.36m (8'7" x 7'9") plus fitted wardrobes
- Bedroom Five - 3.1m x 2.03m (10'2" x 6'8") max into door recess
- Bathroom to rear - 2.11m x 2.51m (6'11" x 8'3")
- Garage - 4.62m x 2.41m (15'2" x 7'11")

A spacious and extended detached home currently located within Tudor Grange Academy school catchment area with accommodation comprising in brief of reception hall, two reception rooms, extended kitchen, utility, guest WC, five bedrooms, family bathroom, generous rear garden, garage and off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band E  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.



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