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FIND YOUR HOME



53 Raddens Road
Halesowen,
West Midlands
B62 0AN

Offers In The Region Of £475,000



Raddens Road, Lapal

Situated in the highly sought-after area of Lapal, this extended semi-detached home perfectly combines comfortable family living with convenience and charm. The property enjoys a welcoming community atmosphere and is ideally positioned close to excellent local amenities, including shops, reputable schools, and nearby parks - all within easy reach of Halesowen town centre.

To the front, a block-paved driveway provides ample parking and access to both the garage and porch. Inside, the spacious entrance hall features a cloakroom, under stairs storage, and stairs leading to the first floor. The home offers a bright and versatile through reception room and a well-appointed kitchen, which opens into a playroom currently used as a gym, with internal access to the garage and a convenient ground-floor W.C. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, with a loft room accessible via loft ladders provides excellent additional storage or potential for further use. The rear garden is beautifully laid out with a patio area, lawn, and a feature pond — an ideal setting for relaxation or entertaining.

This wonderful home is perfect for families seeking a peaceful setting without compromising on accessibility or community spirit. JH 04/11/2025 EPC=E







Approach

Via block paved driveway, electric vehicle charger, brick walling to surround, double glazed double doors to porch.

Porch

Coving to ceiling, window into cloakroom, step up into the entrance hall through a double glazed obscured door with obscured windows to side.

Entrance hall

Coving to ceiling, cupboard/cloakroom, stairs to first floor accommodation, central heating radiator, doors to under stairs storage, reception room and kitchen.

Kitchen 16'0" max 14'1" min x 6'10" min 8'6" max (4.9 max 4.3 min x 2.1 min 2.6 max)

Double glazed window to rear, central heating radiator, coving to ceiling, space for Range Master style oven, wall and base units, roll top surface over, splashback tiling to walls, space for dishwasher, Butler sink with mixer tap, double glazed window to conservatory, door into the playroom.

Playroom 18'0" max 12'1" min x 3'7" min 9'2" max (5.5 max 3.7 min x 1.1 min 2.8 max)

Double glazed obscured door to rear, cupboard housing central heating boiler, door to garage, skylight, door to downstairs w.c.

Garage 9'6" x 14'1" (2.9 x 4.3)

Bifold doors to front, space for white goods, obscured window to side and gas meter.











Ground floor w.c.

Double glazed obscured window to rear, electric storage heater, w.c., wash hand basin with mixer tap.

Through reception room 26'2" x 10'9" (8.0 x 3.3)
Double glazed bay window to front, coving to ceiling, two central heating radiators, feature fire with surround, French doors into conservatory.

Conservatory 8'10" x 9'2" (2.7 x 2.8)

Double glazed French doors to rear, double glazed windows to surround, electric storage heater.

First floor landing

Coving to ceiling, further stairs to bedroom three, stairs to second floor landing with three bedrooms and family bathroom.

Bedroom three 13'9" x 9'2" (4.2 x 2.8)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom four 10'9" x 8'6" (3.3 x 2.6)

Double glazed window to rear, coving to ceiling, central heating radiator, fitted storage cupboards.

Bedroom one 8'10" min excluding wardrobes x 15'1" (2.7 min excluding wardrobes x 4.6)

Double glazed window to rear, central heating radiator, coving to ceiling, built in wardrobes with sliding doors.

Bedroom two 9'10" x 10'9" (3.0 x 3.3)

Double glazed window to front, built in wardrobes with sliding doors.

Shower room

Double glazed obscured window to front, vertical central heating towel rail, fitted storage cupboard, vanity unit including low level flush w.c. and wash hand basin with mixer tap, corner shower cubicle.

Loft room 14'1" x 16'0" (4.3 x 4.9)

Accessed via loft ladder; skylight, eaves storage, door into cupboard, electric storage heater.

Rear garden

Slabbed patio with pathway through lawn, variety of shrubs, feature pond, space for shed and two trees.



Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is E

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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