

for sale

£390,000



## Radbourne Drive HALESOWEN B63 2YD

Do not miss out on this delightful family home on a popular estate which is beautifully presented and within close proximity to Cradley Heath train station. Contact Connells on 0121 550 6465 to arrange a viewing

# Radbourne Drive HALESOWEN B63 2YD

## Approach

The property has a driveway to the front with gate to rear access, up and over door to garage, lawned area which extends to the side of the property, front door opens to hallway

## Hallway

Stairs to first floor accommodation. central heating radiator, wood effect flooring and door to lounge

## Lounge

15' 10" into bay x 13' 7" ( 4.83m into bay x 4.14m )  
Double glazed box bay window to front elevation, central heating radiator, coving to ceiling and door to dining room

## Dining Room

10' 4" x 8' 11" max ( 3.15m x 2.72m max )  
Double glazed French doors opening to the rear garden, wood effect flooring, coving to ceiling, central heating radiator and door to kitchen

## Breakfast Kitchen

16' max x 10' 6" ( 4.88m max x 3.20m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, electric oven with gas hob and cooker hood over, plumbing for washing machine, space for appliances, integrated dishwasher, heated towel rail, part tiling to walls, central island, two double glazed windows to rear elevation, double glazed window to side elevation, door to garage, pantry, door to w.c and double glazed door pens to the side.

## W.C

Comprising: low level w.c, wash hand basin, part tiling to walls and double glazed obscured window to side elevation

## First Floor Landing

Double glazed obscured window to front elevation

## Bedroom One

12' 9" plus wardrobes x 11' 4" ( 3.89m plus wardrobes x 3.45m )  
Double glazed window to front elevation, central heating radiator, fitted mirrored wardrobe, door to en-suite



## En-Suite

Comprising: shower cubicle, low level w.c, vanity wash hand basin, part tiling to walls, heated towel rail, spot lights to ceiling, double glazed obscured window to side elevation

## Bedroom Two

10' 11" x 8' 3" ( 3.33m x 2.51m )

Double glazed window to front elevation, central heating radiator

## Bedroom Three

9' 7" x 8' 3" max ( 2.92m x 2.51m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Four

8' 4" x 8' 2" ( 2.54m x 2.49m )

Double glazed window to rear elevation, central heating radiator

## Family Bathroom

Comprising: Panelled bath, wash hand basin, low level w.c, part tiling to walls, double glazed obscured window to rear elevation and central heating radiator

## Rear Garden

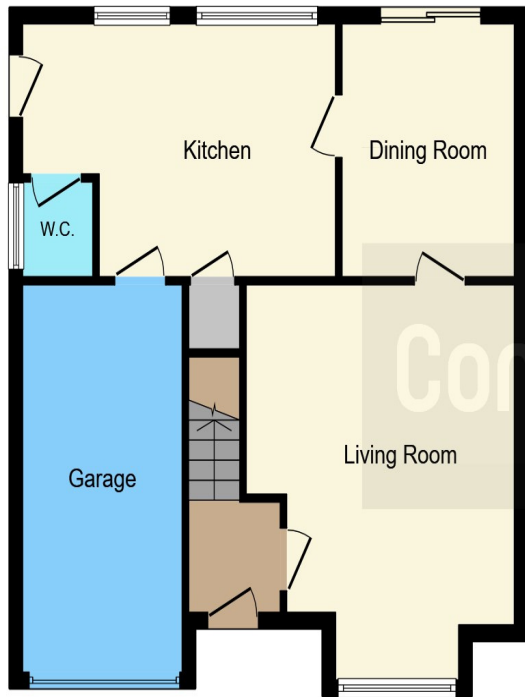
A pleasant and well-maintained garden perfect for families and entertaining. Patio area with lawns beyond, gate to front access, walled and fenced borders, outside tap, security light, mature trees and shrubs

## Garage

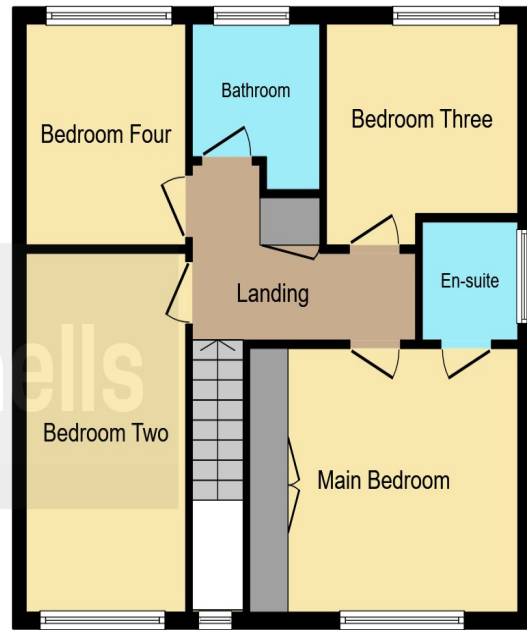
15' 11" x 8' ( 4.85m x 2.44m )

Up and door to front, power and lighting, central heating boiler and door to kitchen





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

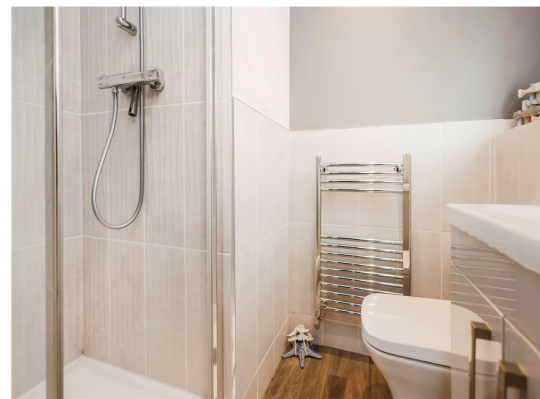
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW314535 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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