

for sale

£325,000



Raddens Road Halesowen B62 0AN

A fantastic family home in a popular and convenient location in need of modernisation. Offered for sale with NO UPWARD CHAIN, the property occupies a good sized plot and briefly comprises: porch, hallway. Through lounge/dining room. Conservatory, kitchen, large utility and w.c, three double bedrooms, family bathroom, pleasant rear garden, garage and ample off road parking. Viewing highly recommended

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Approach

The property has a large driveway to the front with up and over door to garage and further door to porch

Porch

Tiled flooring, useful storage, double glazed window to front and door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, under stairs storage and doors leading to:

Lounge/dining Room

28' 9" x 12' max (8.76m x 3.66m max)

Double glazed bow window to front elevation, two central heating radiators, coving to ceiling and doors to conservatory

Conservatory

10' 4" x 8' 3" (3.15m x 2.51m)

Double glazed French doors to rear garden, central heating radiator, ceiling fan

Kitchen

19' 7" x 8' 5" (5.97m x 2.57m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, double oven, gas hob, space for fridge freezer, double glazed window to rear elevation, tiled flooring, central heating radiator and door to utility

Utility

13' 5" x 8' 5" (4.09m x 2.57m)

Double glazed window, plumbing for washing machine and door to rear, door to w.c and door to garage

W.C

Window to side elevation, low level w.c

First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:

Bedroom One

15' 4" x 11' max (4.67m x 3.35m max)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes



Bedroom Two

12' 1" x 11' max (3.68m x 3.35m max)

Double glazed window to front elevation, central heating radiator, fitted wardrobes and coving to ceiling

Bedroom Three

10' 6" x 8' 7" max (3.20m x 2.62m max)

Double glazed window to rear elevation, central heating radiator, built in wardrobe and coving to ceiling

Bathroom

Comprising: corner bath, low level w.c, vanity wash hand basin, central heating radiator, double glazed obscured window to front elevation

Rear Garden

Patio area with steps to large lawned area with mature trees and shrubs and fencing to borders

Garage

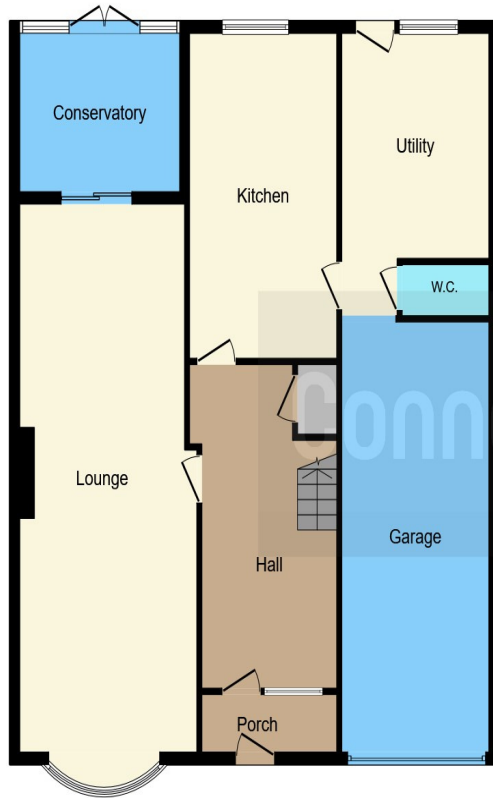
21' 4" x 8' 6" (6.50m x 2.59m)

Up and over door to front, door to utility, power and lighting and central heating boiler

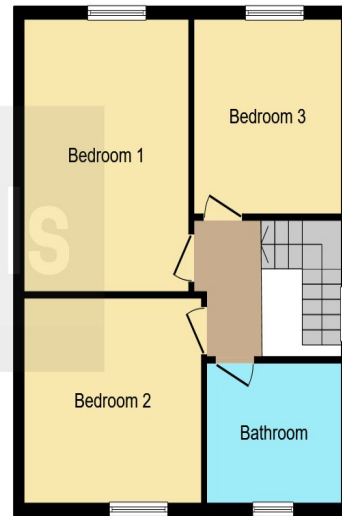
Agents Notes:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW314405 - 0004

Tenure: Freehold

EPC Rating: D

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