



Raddington Drive, Solihull

Offers In Excess Of £650,000

- Detached
- Bi Fold Doors
- En-suite
- Hot Tub
- Turn Key Ready
- Open Plan Kitchen Dining Room
- Four Double Bedrooms
- Landscaped Rear Gardens
- Tastefully Decorated
- Off Road Parking

A greatly extended four double bed roomed property that has been fully modernised from top to bottom to a high standard. Located on Raddington Drive which can be found just off Kineton Green Road which leads directly to the A41 Warwick Road. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite of which is Tudor Grange Park and leisure centre.

The property is accessed via block paved drive way leading to the front door.

ENTRANCE HALL

Accessed via composite wood effect front door into extending hallway with hardwood flooring that follows on into the living room. With door into WC and Kitchen. With central ceiling light and wall mounted radiator.

LIVING ROOM

13'07 x 15'01 (4.14m x 4.60m)



A good sized living room with hard wood flooring and a large bay window to front elevation. With gas fired stove in brick surround, Spot lighting, wall mounted lighting and wall mounted radiator.



WC

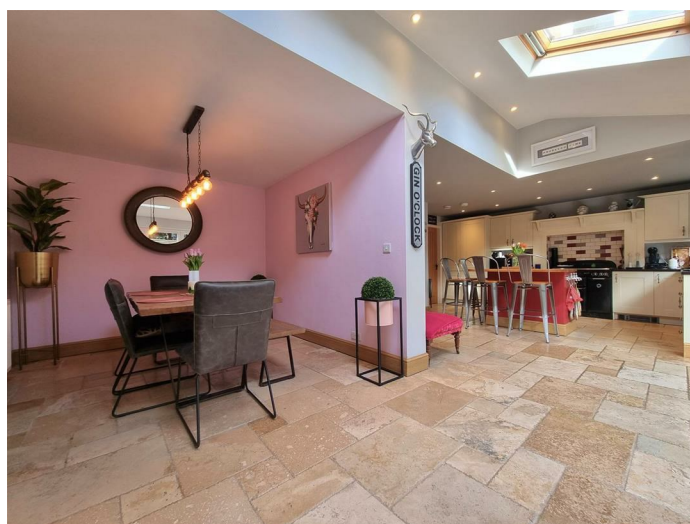
A well fitted WC with auto lighting. Including wash basin, toilet, central ceiling light and wall mounted radiator.

OPEN PLAN KITCHEN/DINING ROOM

26'03 max x 20'07 max (8.00m max x 6.27m max)



A stunning open plan kitchen dining room with bi folding doors onto garden and skylights in vaulted ceiling. A fully fitted classic style kitchen with a range of wall mounted and base units with complementary granite worktops. Belfast sink with mixer tap and Range Master double oven with five ring burner. The kitchen space is divided by an island allowing for extra storage and also supporting a breakfast bar with seating. Integrated appliances include dishwasher and fridge freezer. The rooms loops round into the dining area which is bright and airy space with views through the bifold doors over the landscaped gardens. The kitchen allows access into the utility and via bifold doors onto the garden patio. There is a mix of spotlighting and feature drop down lighting and wall mounted radiators.



UTILITY

7'11 x 4'10 (2.41m x 1.47m)

A fitted utility with plumbing for washing machine. door onto side passage and door into garage with central ceiling light and wall mounted radiator.

GARAGE

12'04 x 7'11 (3.76m x 2.41m)

A single garage with electric roller door.

LANDING



A good sized landing with access to the four bedrooms, the family bathroom and airing cupboard. With drop down loft hatch with loft ladder. Central ceiling light.

BEDROOM ONE

12'04 x 12'04 (3.76m x 3.76m)



An excellent sized principle bedroom with large window to front elevation and access to en-suite shower room. With wall mounted radiator and central ceiling light.

EN-SUITE

Fitted with walk in shower cubicle, electric shower, toilet and wash basin. With ceiling light and wall mounted radiator.

BEDROOM TWO

12'03 x 8'10 (3.73m x 2.69m)



A recently restyled guest room with window to rear elevation. On trend colours, feature lighting, and built in wardrobes with wall mounted radiator.

BEDROOM THREE

13'6 x 9'8 max (4.11m x 2.95m max)



Another double bedroom with double aspect windows over looking the rear garden. With central ceiling light and wall mounted radiator.

BEDROOM FOUR
9'08 x 9'09 (2.95m x 2.97m)



A small double room with window to front elevation, central ceiling light and wall mounted radiator.

FAMILY BATHROOM
8'09 x 5'08 (2.67m x 1.73m)



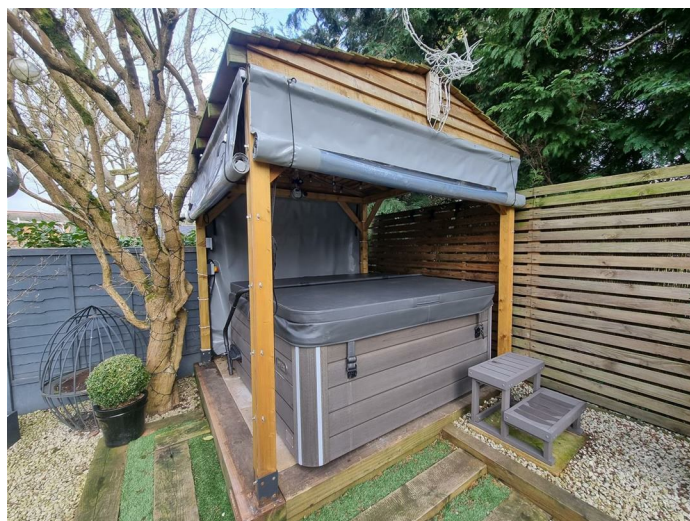
A tastefully fitted suite with standalone bath, wash basin, toilet and walk in shower. With floor to ceiling tiles, wall mounted heated towel rail, spotlighting and extractor with window to side elevation.

OUTSIDE



A good sized block paved drive way allowing parking for numerous vehicles with a lawned area to the side. Side gate access into the rear garden.

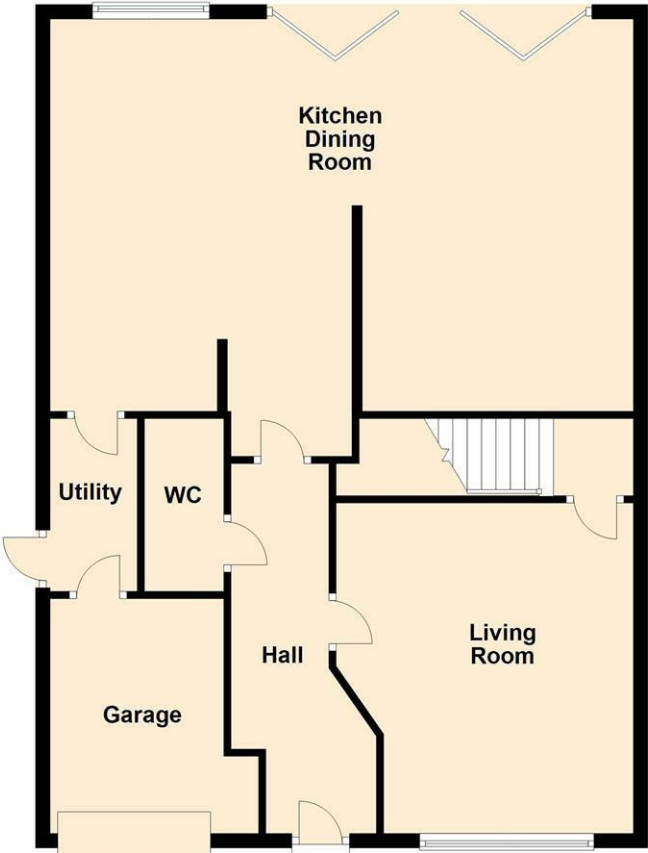
To the rear we have a fully landscaped entertaining space with patio area, artificial grass, tropical planting, hot tub and pergola with screens and a brick built BBQ. The garden is well shielded and offers a private oasis.



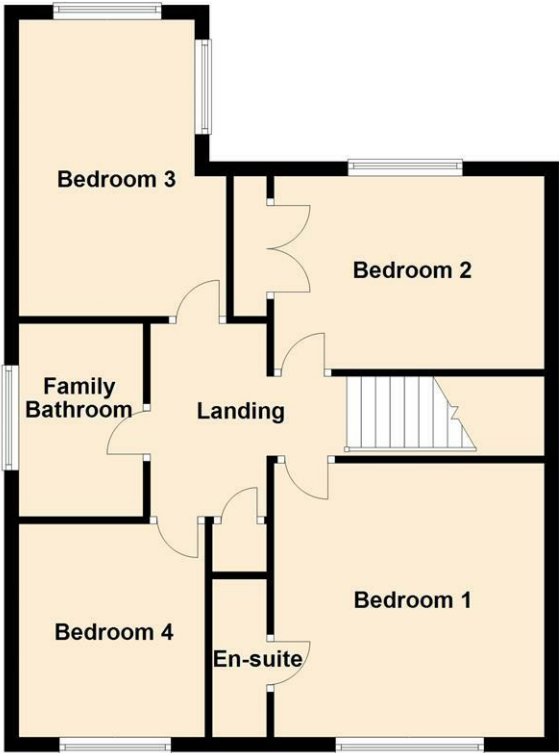
FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



First Floor

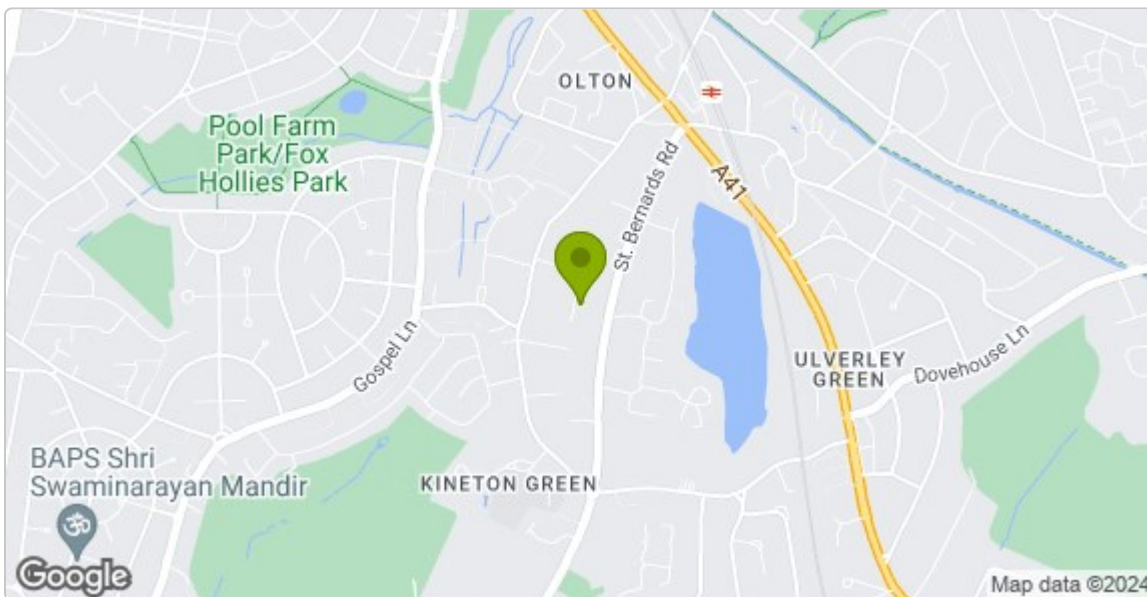


LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops and onwards towards Olton train station. This leads to a double set of traffic lights. At the second set turn left onto Kineton Green Road and proceed straight over the mini round about. Raddington Drive can be found on the left hand side around 300m along the road.

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**33 Raddington Drive
Solihull Solihull B92 7DU**

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	