



Radbourn Drive,
Sutton Coldfield, B74 2NE

Offers in the Region Of £425,000

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This spacious three bedroom detached home, enjoys a quiet position within the heart of Sutton Coldfield, off Boswell Road. Within walking distance to local schooling, public transport, shops and amenities at Sutton Coldfield Town Centre, this delightful home offers excellent versatile accommodation.

Upon entering via the block paved frontage with landscaped fore-garden, the enclosed porch opens into the welcoming reception hall. Set off the hall is dining room which overlooks the front elevation. The property benefits from a downstairs shower room and a substantial size breakfast kitchen with access to the side. The formal lounge has a feature inglenook fireplace and overlooks the secluded gardens.

To the first floor are three double bedrooms. All include fitted wardrobes and the principal family bathroom enjoys a spacious airing cupboard.

Outside there is a low maintenance garden to the rear, garage to the front and side access to the rear.

There is an excellent choice of schooling for both primary and secondary age groups for state, private and grammar school groups. The popular schools include: Bishop Vesey's Grammar School, Plantsbrook Secondary School, High Clare and Sutton Girls Grammar Schools.





Property Specification

NO UPWARD CHAIN
DETACHED HOME
SPACIOUS LIVING ROOM
DINING ROOM
BREAKFAST KITCHEN
3 DOUBLE BEDROOMS

Porch

Hall

Living Room 5.80m (19'1") x 4.58m (15') max

Dining Room 4.24m (13'11") x 2.84m (9'4")

Kitchen 3.96m (13') x 3.91m (12'10")

Bathroom

Garage

Landing

Bedroom 1 4.01m (13'2") x 3.56m (11'8")

Bedroom 2 3.99m (13'1") x 3.31m (10'10")

Bedroom 3 2.64m (8'8") x 2.39m (7'10")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

