



42 RADDINGTON DRIVE, SOLIHULL, B92 7DU

ASKING PRICE OF £575,000

EPC: C Council Tax Band: E



### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms & Family Bathroom/WC
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Breakfast Kitchen
- Good Size Southerly Aspect Rear Garden
- Double Garage & Driveway
- Conservatory

A well presented and spacious four bedroom detached residence enjoying a cul de sac position within a sought after location. The property offers both double glazing and gas central heating. The excellent family living accommodation briefly comprises; entrance porch, reception hall, guest cloakroom/wc, lounge, dining room, conservatory, breakfast kitchen, large landing area, four bedrooms, family bathroom, fore garden, driveway, double length garage and good size southerly aspect rear garden.



#### ENTRANCE PORCH

#### RECEPTION HALL

#### GUEST CLOAKROOM/WC

LOUNGE 16' 4" x 12' 0" (4.98m x 3.66m)

DINING ROOM 12' 1" x 10' 2" (3.68m x 3.1m)

CONSERVATORY 9' 10" x 9' 0" (3m x 2.74m)

BREAKFAST KITCHEN 15' 6" x 9' 7" (4.72m x 2.92m)

LARGE FIRST FLOOR LANDING airing cupboard

MASTER BEDROOM 13' 0" x 11' 9" back of wardrobes  
(96m x 3.58m)

fitted wardrobes

BEDROOM TWO 10' 7" x 10' 1" (3.23m x 3.07m)

BEDROOM THREE 9' 9" x 7' 6" (2.97m x 2.29m)

BEDROOM FOUR 9' 10" x 7' 0" (3m x 2.13m)

FAMILY BATHROOM/WC

#### FORE GARDEN

#### BLOCK PAVED DRIVEWAY

DOUBLE LENGTH GARAGE 28' 0" x 8' 10" (8.53m x 2.69m)

GOOD SIZE ENCLOSED SOUTHERLY ASPECT REAR GARDEN



*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



**Ground Floor** **First Floor**  
**Approx. Gross Internal Floor Area 1,515 sq.ft. (140.8 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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