



The Radleys, BIRMINGHAM

The Radleys, BIRMINGHAM B33 0HY

for sale offers over
£260,000



Property Description

Burchell Edwards are proud to offer this well presented three bedroom semi- detached property, situated on The Radleys (B33).

This spacious family home has plenty to offer, with its very own self-contained annex, off-road parking by-way-of a driveway and a conservatory.

In brief the accommodation boasts an enclosed porch, entrance hallway, through lounge, kitchen and conservatory.

To the first floor there are three bedrooms and a family bathroom.

After discovering all of the internal features and attributes this home has to offer, you will also find a low maintenance rear garden and the annex that also compromises its very own lounge/bedroom, kitchen and wet room.

The locality of this property is key as it falls within fantastic catchment areas for local schools, nearby shops, eateries and local amenities. Commuters will be well aided by the frequent public transport services - not to mention the easy accessibility to the M6 motorway and Birmingham Airport.

We recommend that viewings are essential to gain a sense of the space and accommodation available, call now to avoid any disappointment as we anticipate high viewing interest.

Entrance Porch

Double glazed sliding doors to front elevation, two double glazed windows to side elevation and laminate flooring.

Entrance Hallway

Tiled flooring, central heating radiator and stairs to first floor accommodation.

Through Lounge

22' 4" max into bay x 11' 9" max into door & chimney recess (6.81m max into bay x 3.58m max into door & chimney recess)

Triple glazed bay window to front elevation, double glazed French doors to rear elevation, two central heating radiators and carpet.

Kitchen

7' 7" x 6' 4" (2.31m x 1.93m)

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, integrated electric oven, tiled flooring, tiling to splash prone areas, central heating boiler, space and plumbing for dishwasher.

Conservatory

9' 7" max x 14' 9" max (2.92m max x 4.50m max)

Two double glazed windows and patio doors to rear elevation, double glazed window to side elevation, vinyl flooring, space and plumbing for washing machine.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

11' 5" into bay x 10' 10" (3.48m into bay x 3.30m)
Triple glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

10' 2" x 10' 9" max into chimney recess (3.10m x 3.28m max into chimney recess)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

6' 6" x 6' 2" (1.98m x 1.88m)
Triple glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with rainfall shower over, heated towel rail, extractor, tiling to walls and vinyl flooring.

Front Garden

Shared access stone driveway providing off road parking.

Rear Garden

Raised patio area, lower grass area, summer house, outside tap, access to annex and fencing to all boundaries.

Annex Lounge

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Annex Kitchen

8' 8" x 9' 3" (2.64m x 2.82m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge, tiling to splash prone areas, laminate flooring and central heating radiator.

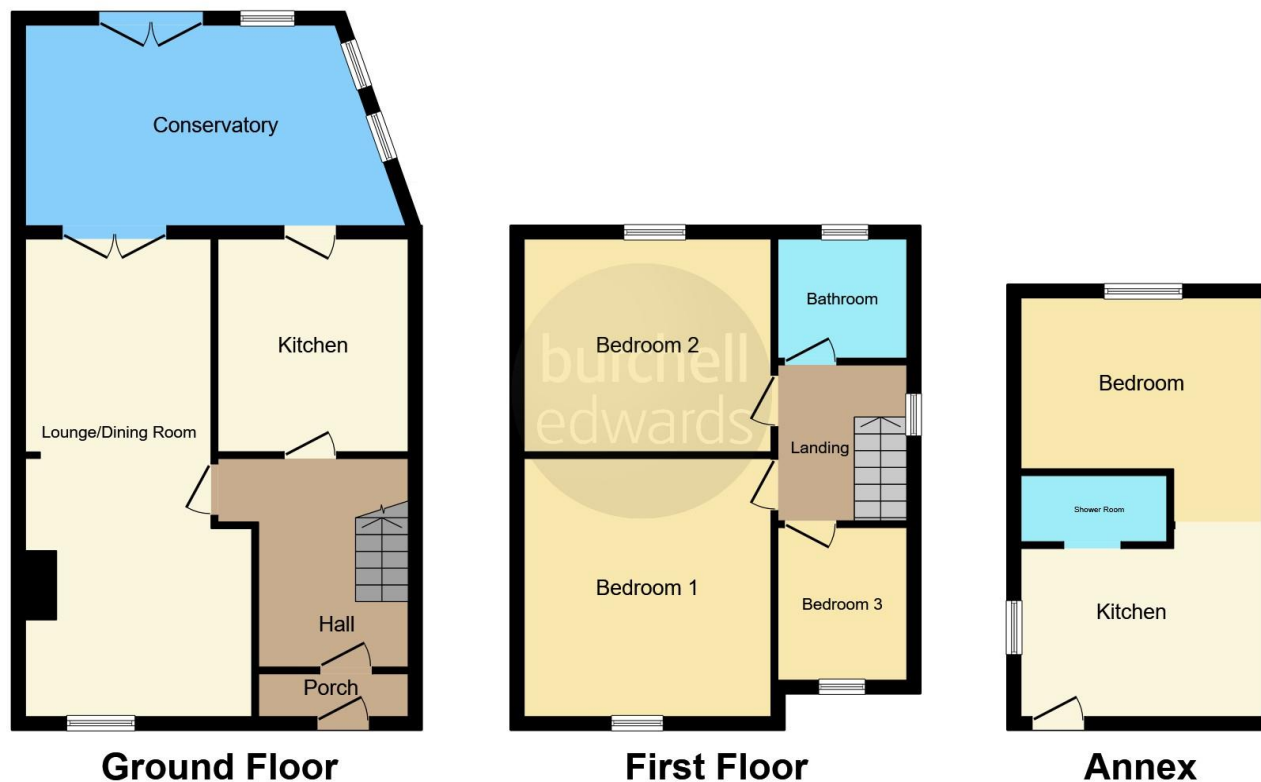
Annex Wet Room

Double glazed window to side elevation, W.C, wash hand basin, rainfall shower, heated towel rail, extractor, spotlights and floor to ceiling tiles.









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 Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210229



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