



Raddington Drive, Solihull B92 7DU

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EXCLUSIVE



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Beautifully Presented, Detached, Two-Bedroom Bungalow – Lateral Living at Its Best

Pleasantly situated within the highly regarded area of Olton, Solihull, this stunning home offers lateral living at its finest. Immaculately presented throughout and thoughtfully designed to create a stylish, contemporary home with quality finishes, clean lines, and carefully considered spaces combine to deliver effortless living.

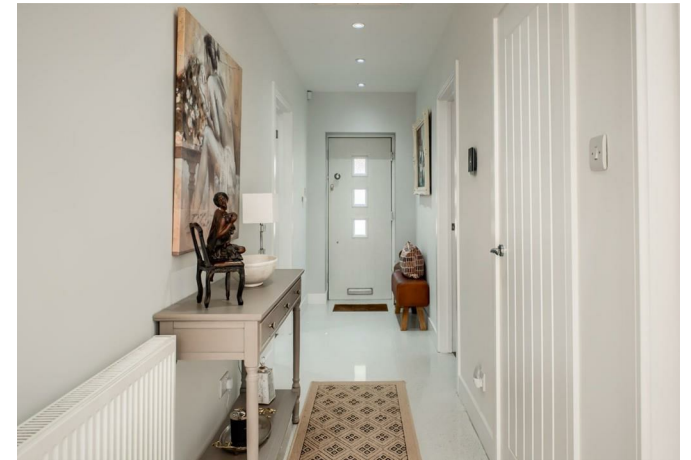
The current owners have created a luxurious yet practical environment, with every detail contributing to a home that is quite simply ready to move straight into and enjoy.

At the heart of the property is an impressive open-plan living, dining, and kitchen area, providing the perfect setting for both everyday life and entertaining. The beautifully appointed kitchen features a central island, an abundance of storage, and attractive views over the rear garden, while the living and dining spaces flow seamlessly together to create a welcoming and sociable atmosphere.

The living area is particularly inviting, with bi-fold doors opening directly onto the garden, creating a seamless transition between indoor and outdoor living and allowing natural light to flood the space.

The principal bedroom enjoys an adjoining dressing room, which could also be utilised as a nursery or home office, together with a well-appointed en-suite shower room. Bedroom two is another generous double room with a walk-in wardrobe., Located to the rear of the kitchen is a separate laundry room, offering additional storage, space and plumbing for appliances, and providing access to the side elevation.

Outside, the landscaped rear garden has been designed with ease of maintenance in mind. A stone patio, decorative planters, stone chippings, and beautifully stocked boundary borders create a private and tranquil setting, ideal for relaxing or entertaining while enjoying the attractive surroundings.





Open plan living area

15'7" x 30'8"

Principle bedroom

12'2" x 12'7"

Bedroom 2

16'0" x 8'4"

Location

Raddington Drive enjoys a sought-after position within the popular residential district of Olton, one of Solihull's well respected established locations. The area is well served by a range of local amenities, such as Dovehouse parade which offers an array of shops, cafés, restaurants, and everyday conveniences, whilst excellent transport links provide easy access to Solihull town centre, Birmingham city centre, and the wider motorway network. Olton train station offers convenient commuter connections, and the property is also well placed for a selection of highly regarded schools, recreational facilities, and green open spaces. Combining convenience with a strong sense of community, Olton remains a favoured choice for a wide range of buyers seeking a well-connected yet attractive residential setting.



Vendor view

We have enjoyed the social aspect of our home, it has been fabulous for entertaining family and friends as well as a lovely place to relax. The location has been so convenient with good local shops and train station .We are moving to be closer to family and will be looking for our onward purchase.

Tenure

The Agent understands that the property is Freehold.

Council tax

Band E

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees

Hunters would like to make our clients aware that in addition to the fee we



receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers

Fittings and Fixtures

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can

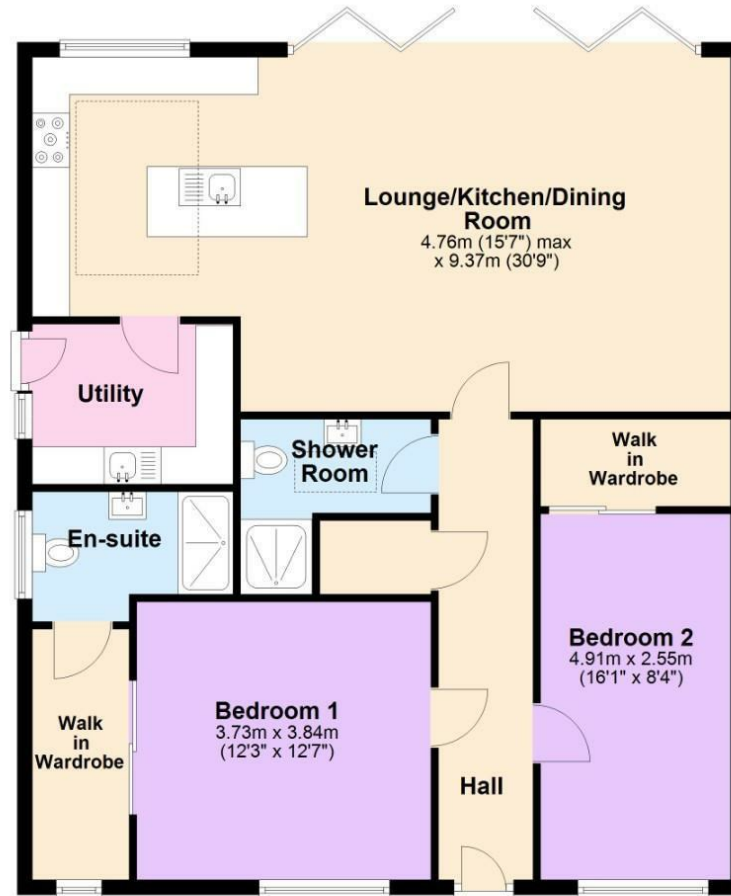
be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor

Approx. 97.7 sq. metres (1051.7 sq. feet)
(excluding En-suite)



Total area: approx. 97.7 sq. metres (1051.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -
0121 709 0111 <https://www.hunters.com>

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