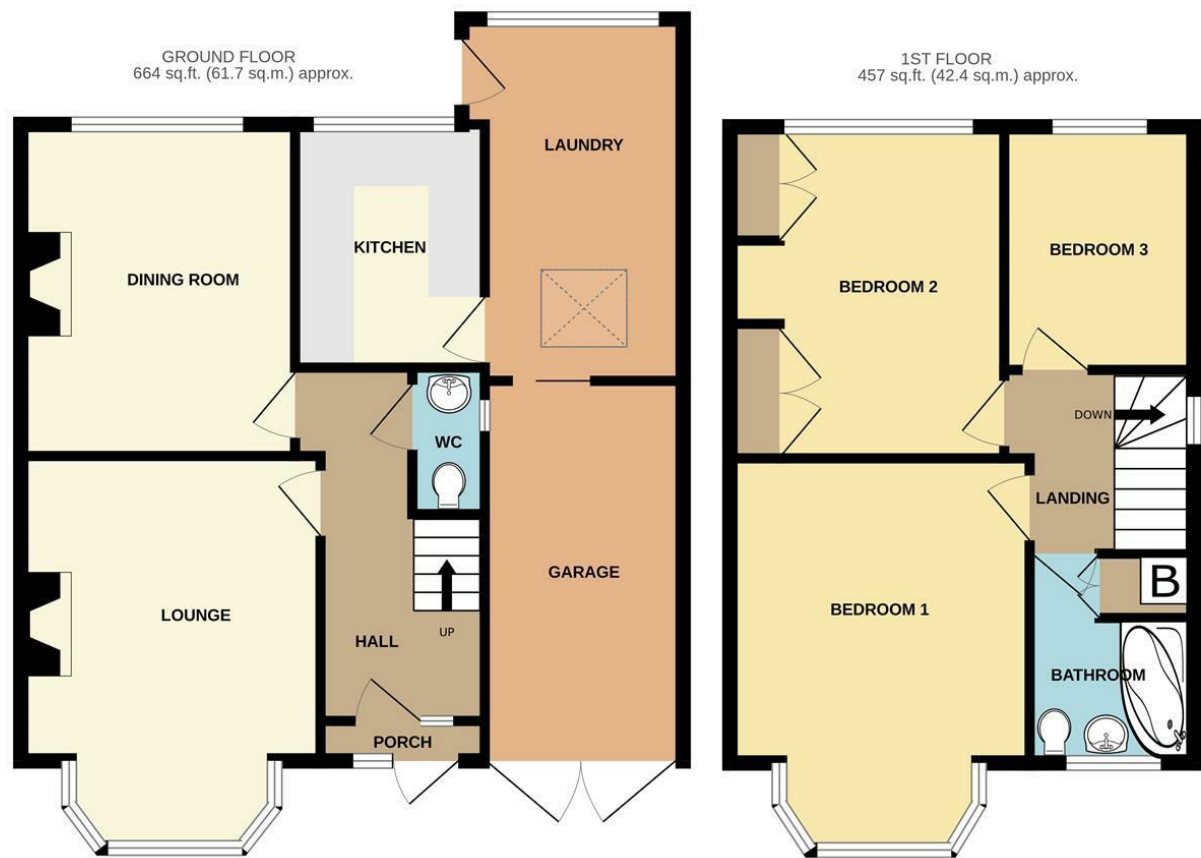


3 Raddens Road, Halesowen, B62 0AS



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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3 Raddens Road, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

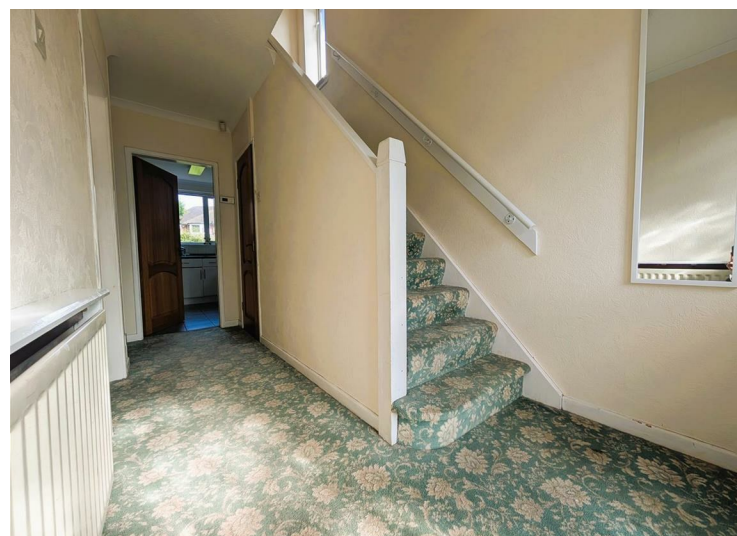
sales@hickshadley.com

<https://www.hickshadley.com>

OFFERING NO UPWARD CHAIN | IDEAL FOR UPSIZERS
Hicks Hadley are delighted to offer this three-bedroom semi-detached home, full of potential and ideally located in the ever-popular Lapal area, well regarded for local schools and amenities. The accommodation briefly comprises a porch leading into a welcoming entrance hallway, two generous reception rooms, a fitted kitchen and a substantial utility room. To the first floor are three well-proportioned bedrooms, enjoying far-reaching countryside views, along with a family bathroom. Further benefits include a garage and driveway. Early viewing is highly recommended to appreciate the opportunity on offer.

Asking Price £350,000 - Freehold

Hicks Hadley



Entrance Hallway 13'7" x 6'4" (4.14m x 1.93m)
 Door with glazed panels to both sides allowing much natural sunlight through. Radiator fitted to the side elevation . a convenient under stairs WC with wash hand basin and window to the side.

Reception Room 11'7" x 11'5" (3.53m x 3.48m)
 Double glazed bay style window to the front elevation, radiator fitted to the front , feature fire place

Dining Room 12'6" x 10'5" into recess (3.81m x 3.18m into recess)
 Double glazed window fitted to the rear elevation, radiator fitted to the rear.

With internal door leading into the Kitchen :

Kitchen 9'2" x 7'4" (2.79m x 2.24m)
 Double glazed window fitted to the rear elevation, One and a half bowl stainless steel sink with drainer and chrome mixer tap, ample unit space available along with plumbing for a dishwasher and an undercounter fridge, Partially tiled walls, radiator fitted to the inside elevation, integrated oven and ceramic hob with extractor fan above.

Utility 13'8" x 7'5" (4.17m x 2.26m)
 Double glazed window fitted to the rear elevation, partially glazed door leading to the rear garden, unit space available, plumbing for appliance space, internal door leading to the garage space, sky light style window above.

Landing 6'8" x 6'3" (2.03m x 1.91m)
 Double glazed window with privacy glass fitted to the side elevation.

Bedroom One 11'7" x 11'5" (3.53m x 3.48m)
 Double glazed bay window fitted to the front elevation, radiator fitted to the front .

Bedroom Two 12'6" x 9'6" to chimney breast (3.81m x 2.90m to chimney breast)
 Glazed window fitted to the rear elevation, Radiator fitted to the rear with fitted wardrobes.

Bedroom Three 9'3" x 7'3" (2.82m x 2.21m)
 Double glazed window fitted to the rear elevation, radiator fitted to the rear .



Family Bathroom
 Double glazed window with privacy glass fitted to the front elevation, low flush WC , sink with mixer tap and vanity unit built in, bath tub with electric shower fitted above. Storage space housing IDEAL combi boiler. Loft Access (boarded loft) with loft ladder.

External
 To the front of the property there is a tarmac driveway with a landscaped lawn space. To the rear of the property sits a patio area with a large mature lawn and planting around the borders.

Agent Notes
 All main services are connected . (Gas/ Electric / Water)



Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band : D

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled and flat roof, All information has been provided by the vendor, please confirm details with a chosen solicitor.

Garage
 Garage with metal opening doors, electric and lighting fitted.

