

6 Raddens Road, Halesowen, B62 0AS



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6 Raddens Road, Halesowen



Hicks Hadley

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A TRULY IMPRESSIVE FOREVER HOME

Hicks Hadley are delighted to welcome to the market this exceptionally spacious, beautifully presented three bedroom semi detached property in the most prestigious of locations. This property offers pure luxury living with all the added extras and really needs to be seen to be appreciated. The property briefly comprises; To the frontage a Driveway with ample off road parking available, A welcoming hallway with a cosy front facing reception room, through into a thoughtfully extended kitchen/dining/snug which brings far reaching views along with stylish indoor/outdoor space perfect for entertaining or gatherings, just off the kitchen sits a well designed shower room and utility space with a glazed door into the garden allowing much natural sunlight flowing through. On the first floor sits three superb size bedrooms and a modern family bathroom. The property further benefits from a low maintenance, landscaped rear garden with far reaching views over Clent hill countryside.

Asking Price £480,000 - Freehold

Hicks Hadley



Entrance hall 18'4" x 6'4" (5.59m x 1.93m)

A composite glazed 'Rock door' fitted with double glazed panels fitted both sides allowing much natural sunlight through this welcoming space, Central heating radiator fitted to the side elevation, Storage cupboard also housing electricity panel, spotlight style lighting fitted, Herringbone style LVT flooring fitted throughout.

Reception room 11'7" x 11'4"max (3.53m x 3.45mmax)

Double glazed bay style window fitted to the front elevation, Radiator fitted to the front elevation, built in shelving and storage space with oak style beam wall mounted.

Kitchen/dining/snug 20'5"max x 18'2" (6.22mmax x 5.54m)

This stand out space has so much to offer with Aluminium Bi-folding doors with integral blinds to the rear elevation along with three skylight style windows allowing much natural light flowing through and far reaching views over Clent Hills countryside. Radiators fitted to both the side elevation and inside elevation walls, Integrated electric fire place fitted to the snug area, spotlight style lighting fitted, Marble effect Quartz worktops with island and sink with grooves fitted in, 'QUOOKER' four in one, boiling hot/cold and filtered water system fitted. 'NEFF' induction hob with integrated extractor, 'NEFF' integrated tall fridge freezer with separate integrated under counter freezer too, Integrated dishwasher, not one but two 'NEFF' integrated ovens fitted with the slide and hide door feature. Integrated bin store, with the ample unit space available and soft closing doors this space has so much to offer.

Utility 11'7" x 7'1" (3.53m x 2.16m)

Double glazed aluminium window fitted to the rear elevation along with a glazed aluminium door to the rear elevation adding another light area of the home, skylight style window fitted to the elevated ceiling, Radiator fitted to the side elevation, ample unit space available with sink and mixer tap fitted and breakfast bar style space with glass splashback fitted behind sink, marble effect composite worktops fitted, integrated washer and dryer, spotlight style lighting, access door leading to the garage space, Combi boiler wall mounted in storage cupboard.

Ground floor shower room

Spotlight style lighting above along with sky light above bringing in Natural light, central heating radiator fitted to the side elevation, large shower cubicle fitted with thermostatic shower, floating style sink and low flush w.c.

Landing 6'7" x 6'4" (2.01m x 1.93m)

Double glazed window fitted to the side elevation.

Bedroom one 11'7" x 11'4" (3.53m x 3.45m)

Double glazed bay style window fitted to the front elevation, Radiator fitted to the front elevation.

Bedroom two 12'6" x 10'4" (3.81m x 3.15m)

Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Bedroom three 9'3" x 7'4" (2.82m x 2.24m)

Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Family bathroom

Privacy double glazed window fitted to the front elevation, partially tiled walls, large corner shower cubicle fitted with thermostatic shower, low flush w.c, sink with vanity unit built in and chrome tap fitted, central heating radiator fitted to the front elevation, built in storage space available, Loft access above.

Garage 16'1" x 7'8" (4.90m x 2.34m)

With door fitted to the front elevation and also integral door fitted this useful space also has electric and lighting.



External

To the front of the property sits a driveway with ample off road parking available, tarmac driveway with block boarders, to the rear of the property sits a large thoughtfully designed garden which feature a large patio area with elevated far reaching views along with steps down to the perfectly maintained lawn and further seating opportunities, mature planting fitted around boarder.

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 :C

Tenure Information :FREEHOLD

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

