



70 Radbourne Road, Shirley, B90 3RS

Price Guide **£265,000**
FIXED PRICE

- Beautifully Appointed Traditional Semi Detached Property
- Three Bedrooms
- Re-Fitted Modern Kitchen
- Family Bathroom + Separate WC
- Two Receptions Rooms & Utility
- Tudor Grange Catchment Area
- Energy Efficiency Rating - E

0121 709 3300

70 Radbourne Road, Shirley, B90 3RS

70 Radbourne Road is a beautifully appointed traditional residence that has been completely refurbished by the present owners and has a delightful south facing garden located in this desirable location within Tudor Grange Academy close to excellent local amenities. Appointed and decorated to a high standard. The delightful accommodation comprises, hall, lounge, dining room, refitted kitchen, utility, three bedrooms, refitted bathroom, large south facing garden, off road parking and single garage.

APPROACH

The property is set back from the road behind a lawned foregarden and block paved driveway enabling off road parking leading to a UPVC double glazed enclosed storm porch entrance.

ENTRANCE HALL

Wood effect flooring, single panel radiator, BT telephone point, cupboard housing meters, stairs rising to first floor landing, ceiling light point, door to under stairs cupboard, doors to front and rear reception rooms, door to kitchen.

FRONT RECEPTION

13' 6" (4.11M) X 10' 9" (3.28M)

Feature fireplace with tiled hearth, double panel radiator, ceiling light point, UPVC double glazed window to front aspect.

REAR RECEPTION ROOM

13' 0" (3.96M) X 10' 4" (3.15M)

Double panel radiator, arched alcove area, TV aerial point, ceiling light point, UPVC double glazed bay window, French door to rear garden.

FITTED KITCHEN

8' 3" (2.51M) X 6' 4" (1.93M)

A modern re-fitted kitchen comprises a range of wall and base units with wood effect roll top work surface over, complementary ceramic tiling to splash prone areas, stainless steel sink and drainer unit, integrated ceramic hob and electric oven beneath, stainless steel canopy extractor fan above, single panel radiator, ceiling light point, UPVC double glazed window to rear aspect, wood effect flooring, UPVC double glazed door to:

UTILITY

7' 9" (2.36M) X 6' 7" (2.01M)

Wall and base units with work surface over, space and plumbing for washing machine, provision for additional appliances, wall light point, sliding door to garage, door to garden.

FIRST FLOOR

Loft access, doors to all bedrooms, bathroom and wc.

BEDROOM ONE

13' 6" (4.11M) X 10' 0" (3.05M)

Fitted wardrobes with mirrored doors, double panel radiator, ceiling light point with ornate ceiling rose, UPVC double glazed window to front aspect.



BEDROOM TWO

13' 10" (4.22M) X 10' 0" (3.05M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to rear aspect.

BEDROOM THREE

9' 9" (2.97M) X 6' 7" (2.01M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.

SEPARATE WC

Modern low level flush wc, ceramic tiling to walls, ceiling light point, UPVC double glazed window to side aspect.

BATHROOM

A beautifully appointed re-fitted bathroom comprises wash hand basin, panel bath with Triton thermostatic shower over, complementary ceramic tiling to walls and splash prone areas, chrome towel radiator, ceiling light point, cupboard housing Ideal combination boiler, obscure UPVC window to rear aspect.

REAR GARDEN

A fabulous south facing garden being mostly laid to lawn with paved patio area, well stocked borders, timber fencing to perimeter.

GARAGE

14' 7" (4.44M) X 7' 2" (2.18M)

Lighting, double doors to front.



70 Radbourne Road, Solihull, B90 3RS

Approximate Gross Internal Area (Including Garage)
88.5 sq m / 953 sq ft

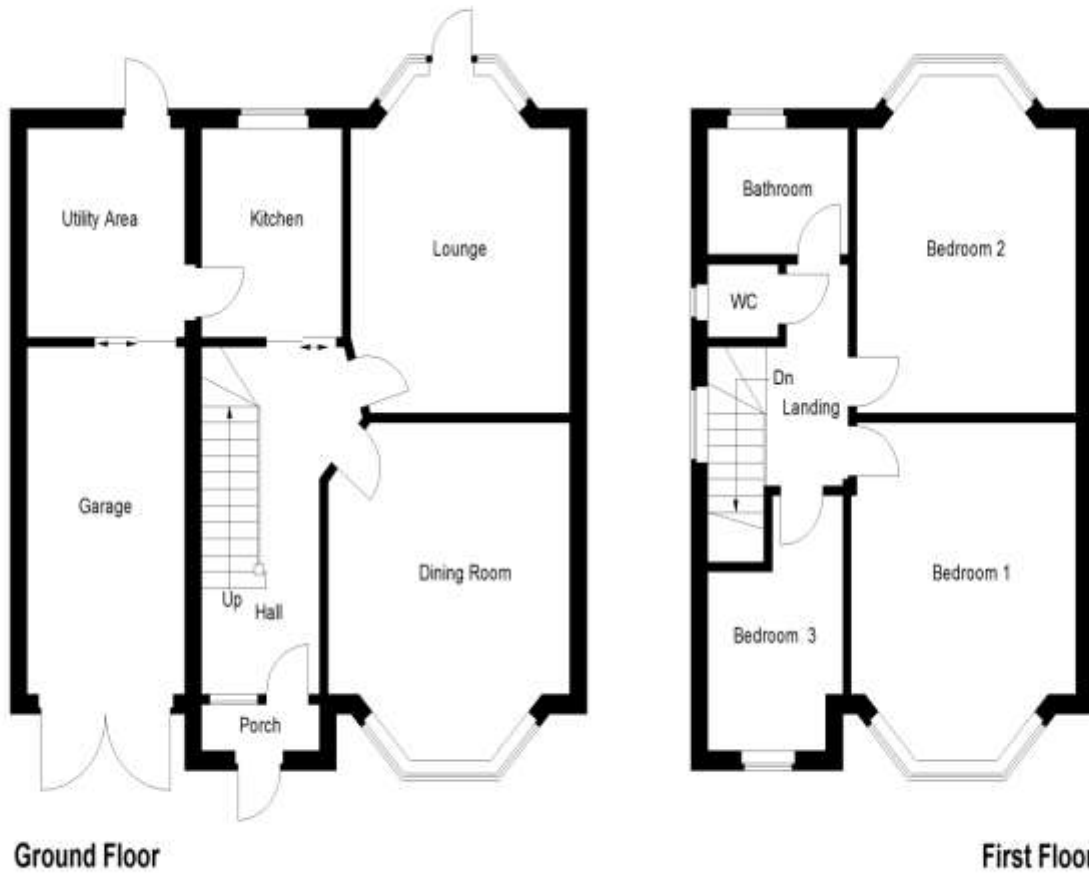


Illustration for identification purposes only, measurements are approximate, not to scale.



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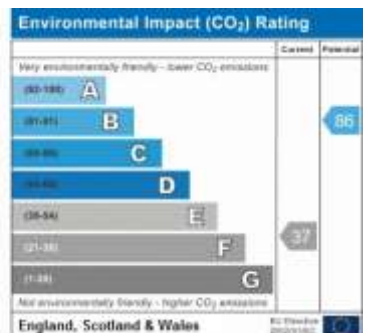
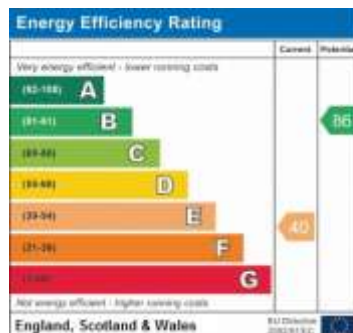
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