



33 Raddington Drive, Solihull, B92 7DU

Price Guide **£435,000**

- Stunning Detached Property
- Lounge + Dining Area
- Magnificent Kitchen/Family Room

- Four Double Bedrooms
- En Suite + Family Bathroom
- Energy Efficiency Rating - E

0121 709 3300

33 Raddington Drive, Solihull, B92 7DU

33 Raddington Drive is an extended four double bedroom detached residence that has been refurbished to a high standard, conveniently situated in close proximity to Solihull town centre and Olton train station with easy access to transport links and local amenities. The accommodation briefly comprises hall way, cloakroom/wc, lounge, dining room, magnificent extended family kitchen, utility, Master bedroom with en suite, three further bedrooms, luxury bathroom, single garage, off road parking & landscaped well screened garden. No Chain

APPROACH

Via a double width block paved driveway, UPVC double glazed front doors with frosted insert through to:

WELCOMING ENTRANCE HALL

Feature solid oak flooring, inset ceiling down lights, doors to cloakroom/wc and lounge.

GUEST WC

Automatic light, extractor fan, chrome ladder style heated towel rail, low level flush wc, wash hand basin with mixer tap and storage cupboard below, ceramic floor tiling, half-height wall tiling.

LOUNGE

15' 1" (4.6M) X 13' 7" (4.14M)

Solid oak flooring, UPVC double glazed window to front aspect, central heating radiator, feature brick fireplace with oak mantel with coal effect gas fire, door to inner hallway with stairs rising to first floor landing.

DINING AREA

18' 0" (5.49M) X 8' 12" (2.74M)

Central heating radiator, feature Travertine tiled flooring, bi-fold doors opening to rear, access to:

KITCHEN AREA

20' 7" (6.27M) X 16' 3" (4.95M)

A range of fitted wall and base units with granite work surface over, gas cooker point and space for Range style cooker, integrated Bosch fridge and freezer and dishwasher, UPVC double glazed window to rear aspect, bi-fold doors open fully to rear patio, door leading to:

UTILITY ROOM

8' 6" (2.59M) X 4' 10" (1.47M)

Travertine tiled flooring, plumbing for washing machine, granite work surface over, fitted wall units, down lights, UPVC double glazed door to side, door to:

STORE/GARAGE AREA

12' 3" (3.73M) X 8' 0" (2.44M)

Wall mounted Worcester central heating boiler, electric roller shutter door, consumer unit, automatic light.



FIRST FLOOR LANDING

With loft access having a pull down ladder, door to airing cupboard with hanging rail and shelving, doors to all bedrooms and family bathroom.

BEDROOM ONE

12' 4" (3.76M) X 12' 2" (3.71M)

UPVC double glazed window to front aspect, central heating radiator, door to:

EN SUITE

Wash hand basin with mixer tap over, shower cubicle with feature shower head attachment, tiling to splash prone areas, floor tiling.

BEDROOM TWO

12' 4" (3.76M) X 8' 10" (2.69M)

UPVC double glazed window to rear aspect, central heating radiator, built in double wardrobe.

BEDROOM THREE

12' 12" (3.96M) X 9' 8" (2.95M) MAX

UPVC double glazed window to rear aspect, obscure window to side aspect, central heating radiator.

BEDROOM FOUR

9' 9" (2.97M) X 8' 8" (2.64M)

UPVC double glazed window to front aspect, central heating radiator.

RE-FITTED MODERN FAMILY BATHROOM

8' 9" (2.67M) X 5' 8" (1.73M)

Ceramic wall and floor tiling, re-fitted white suite with low level wc, wash hand basin with vanity unit beneath, panel bath with mixer tap over, corner shower cubicle with feature shower head attachment, LED down lights, extractor fan, obscure UPVC double glazed window to side aspect.

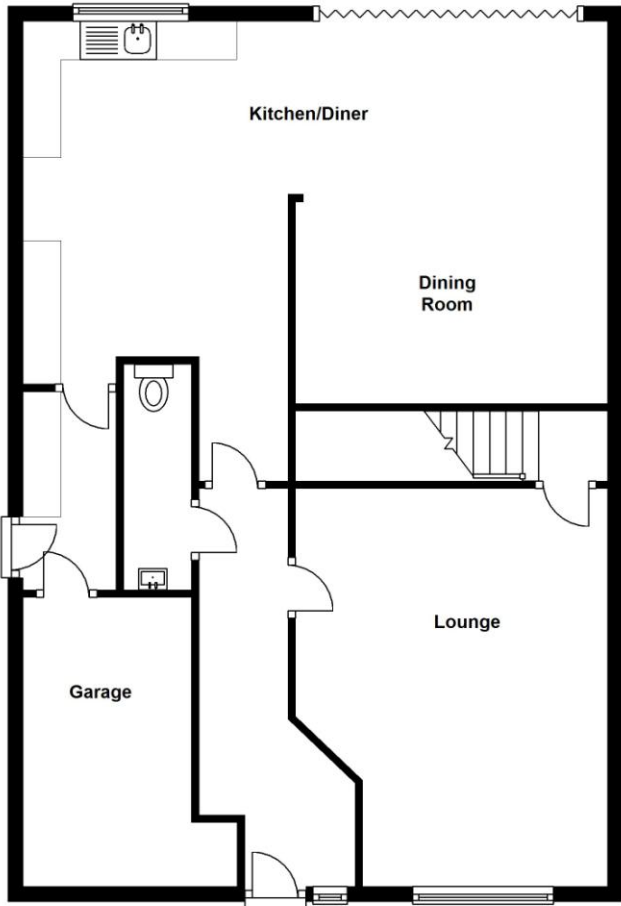
LANDSCAPED REAR GARDEN

Full width paved patio area, brick retaining wall, garden being mostly laid to lawn, brick built barbecue, mature flower and shrub borders, timber fencing to perimeter, gateway to side giving access to the front of the property.



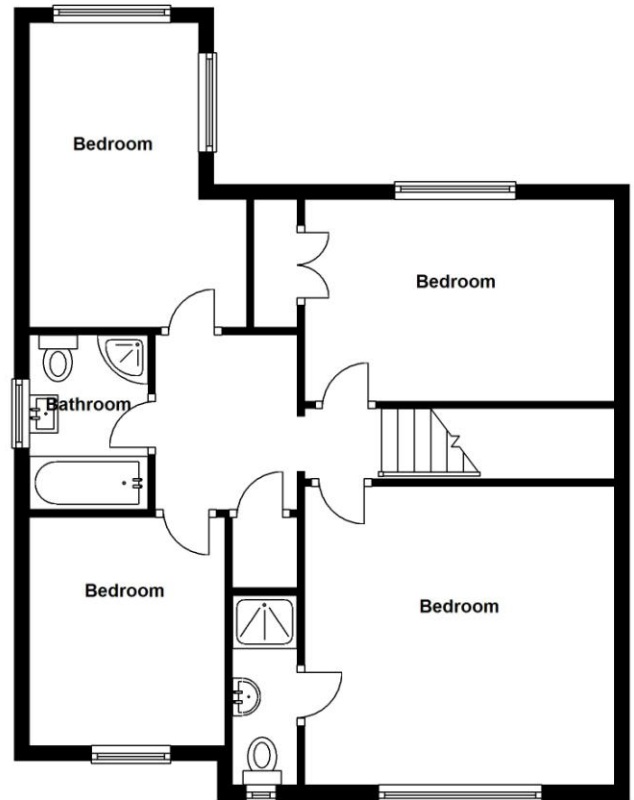
Ground Floor

Approx. 87.0 sq. metres (936.8 sq. feet)



First Floor

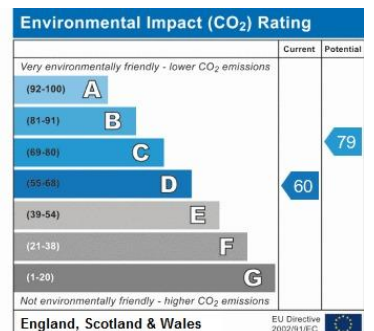
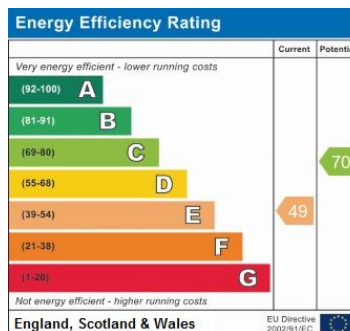
Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 149.6 sq. metres (1610.7 sq. feet)



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