



£650,000 None

Radbourne Road, Shirley, Solihull

Detached House | 4 Bedrooms | 4 Bathrooms

0121 249 6207

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# Step Inside

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## Property Description

BLACK AND GOLDS ESTATE AGENTS are proud to offer this extremely well-presented substantial four-bedroom detached property along the sought after Radbourne Road. Situated within Tudor Grange Catchment area this property would make a superb family home. Viewing highly recommended!

## Main Particulars

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This extremely well-maintained family home is situated in Radbourne Road, just off Solihull Road. It enjoys a most convenient and sought after location with a parade of local shops at the end of the road and is within proximity of Parkgate Shopping centre, providing a vast range of excellent retail, business and restaurant facilities. Solihull Town Centre is also easily accessed with regular bus services to the centre of Solihull and surrounding areas. The property also enjoys an excellent location for commuting with the M42 motorway network within easy reach giving access to Birmingham International Airport and Railway Station and the National Exhibition Centre/Resort World. The property also benefits from excellent nursery, primary and secondary schools and is within the TUDOR GRANGE catchment area.

### APPROACH:

The property is set back from the behind a large block paved driveway offering parking for multiple vehicles.

The property briefly comprises a guest cloakroom and useful under stairs storage cupboard, a good-sized modern kitchen which leads into a useful utility room. There is a good-sized playroom/second reception room overlooking the front aspect of the property and a large dining room which opens out onto the rear patio via French doors. There is a spacious dual aspect lounge with bay window to the front aspect and double doors opening out into the conservatory which benefits from central heating, bi-fold doors and double doors to the rear garden.

### FIRST FLOOR ACCOMODATION:

The first floor briefly comprises four good sized bedrooms with en suite to both master and the second bedroom. There is a good-sized family bathroom and storage cupboard to the landing.

Outside – To the rear of the property is a very well kept wide rear garden which benefits from being south-west facing with a good sized lawn area and patio and fencing to boundaries.

There is a garage which has been split in size to incorporate a storage area to the rear.

Council Tax Band: E.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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