



**40 Radbourne Drive**  
**Halesowen, B63 2YD**

**Asking Price £490,000**



## Property Description

Tucked away towards the end of a tranquil cul-de-sac, this property boasts a sense of privacy and peace, making it an ideal family home. This impressive extended, detached house offers an exceptional living experience, providing ample room for both relaxation and entertainment.

The property is briefly comprising of; entrance hall, lounge, dining room, orangery, fitted kitchen with separate breakfast bar, utility room, downstairs WC and an integral garage. To the first floor, there is the master bedroom with en-suite shower room, four separate bedrooms all good in size, a family house bathroom and a separate shower room.

The exterior of the home is equally appealing, featuring a generously sized driveway to the front that accommodates up to four vehicles, along with additional road parking available. To the rear is a low maintenance, landscaped garden which is in an ideal position for sun all year around. EPC - TBA / CT Band - D

## Front of Property

Decorative chippings adjacent to block paved driveway to front allowing sufficient off road parking for up to four vehicles comfortably. Front and garage door access available.

## Entrance Hall

Carpeted throughout. Stairs leading up to first floor accommodation. Doors to lounge and fitted kitchen.

## Lounge

Bay window to front. Gas fire installed with marble hearth and wooden surround. Dado rail and Coving. Double internal doors into:

## Dining Room

Dado rail and Coving. Door into fitted kitchen and French Patio doors into orangery.

## Orangery

Windows to rear and side. Side access via patio door to rear garden. Insulated tiled roof.

## Fitted Kitchen

Under stairs storage available. Window to rear. A fantastic range of eye and low-level units incorporating: 1 1/2 resin sink and drainer unit, five ring Siemens induction hob with fitted extractor hood over, two integral self cleaning Siemens electric ovens and an integrated dishwasher. Opening into breakfast bar and access to utility room.

## Breakfast Bar

A range of continued, modern units similar to that of the fitted kitchen, both eye and low-level. Sufficient breakfast bar installed allowing seating for six and recess for a large freestanding fridge freezer available. Windows to side and rear and access to side via patio door.

## Utility Room

Counter worktop with sink installed. Some eye and low level units installed. Plumbing for a washer installed. Doors to downstairs Wc and garage.

## Downstairs Wc

Low level flush WC and wash hand basin installed.

## Garage

Electric fob operated garage door to front. Larder fridge in garage.

## L Shaped Landing

Doors to all upstairs rooms leading to rear extension.

## Master Bedroom

Window to front. Fitted wardrobes with mirrored fronted sliding doors. Door into:

## En-suite

Window to front. Vinyl flooring with heated towel rail installed. Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and separate shower enclosure with electric shower unit installed.





### Bedroom Two

Window to rear. Fitted wardrobes and drawer units installed. Built in storage cupboard also available.

### House Bathroom

Window to side with built in airing cupboard. Three piece suite comprising of; corner paneled bath with mixer shower attachment, low level flush WC and pedestal wash hand basin.

### Bedroom Three

Window to front. Built in wardrobes with mirrored fronted sliding doors.

### Bedroom Four

Formed as part of the extension. Windows to rear and side.

### Separate Shower Room

Window to side. Vinyl flooring with heated towel rail installed. Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and separate shower enclosure with electric shower unit installed.

### Bedroom Five

Window to rear. Fitted wardrobes with mirrored fronted sliding doors.

### Rear of Property

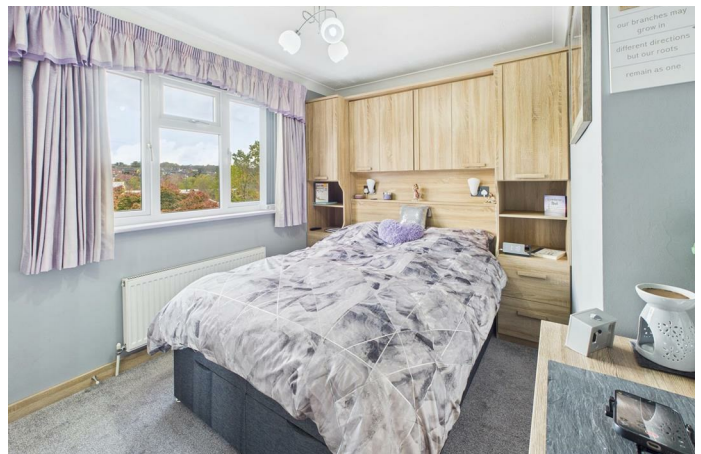
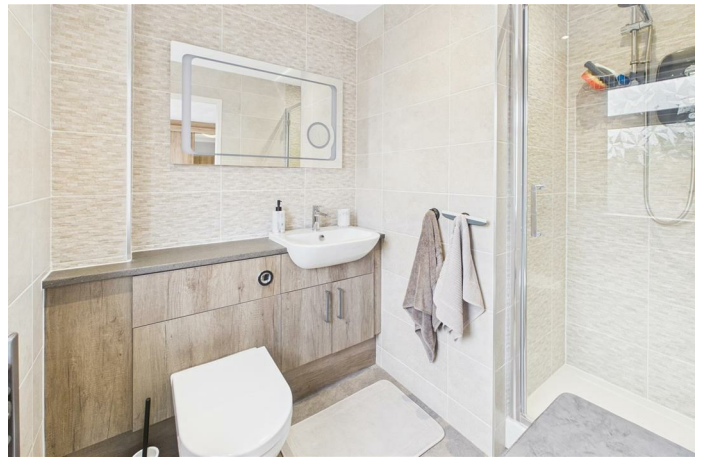
Beautifully well maintained conifers to rear. Low maintenance garden, artificial grass putting green, stone resin patio and imprinted concrete driveway. Garden water feature with waterfall, stream and fountain installed.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.