



## 48 Raddlebarn Farm Drive

Selly Oak, Birmingham, B29 6UW

Offers In The Region Of £250,000



## **\*\*NO CHAIN – ENLARGED TWO-BEDROOM SEMI-DETACHED HOME\*\***

Tucked away in a quiet cul-de-sac, this well-presented and enlarged two-bedroom semi-detached home is offered with no onward chain. Ideally located for the Queen Elizabeth Hospital, University of Birmingham, local train stations and the vibrant centres of Stirchley and Bournville, the property offers spacious accommodation including an open-plan living/dining room, conservatory, kitchen, guest WC, landscaped rear garden, two bedrooms and a family bathroom.



### **Approach**

This extended two bedroom semi detached property is approached via a block paved front driveway providing plentiful off street parking and a low maintenance stoned fore garden with decorative flowerbeds to all boundaries with mature plants, trees and shrubs, also side access gate to the rear garden and then a decking step leads to a double glazed front entry door opening into:

### **Entrance Hall**

With stairs giving rise to the first floor landing, ceiling light point and door opening into:

### **Open Plan Living/Dining Room**

24'08" x 10'01" min x 13'02" (7.52m x 3.07m min x 4.01m)  
With double glazed bay window to the front aspect, two central heating radiators, three ceiling light points, cornice to ceiling, inset electric fire, door to under stairs storage cupboard, double glazed window and double glazed door giving views and access into the conservatory and further door opening into:

### **Kitchen**

13'08" x 6'04" (4.17m x 1.93m)

With a matching selection of wall and base units with work surfaces incorporating one and half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, frosted double glazed UPVC door giving access to the side entry way, two strip ceiling light points,

integrated four ring Zanussi Induction hob with in-built extractor over, integrated Neff oven, integrated fridge, freezer and dishwasher, breakfast bar area, mosaic tiling to splash backs, central heating radiator and door opening into:

### **Ground Floor WC**

6'06" x 2'06" (1.98m x 0.76m)

With push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, tiling to splash backs, central heating radiator and ceiling light point.

### **Conservatory**

12'10" x 10'08" (3.91m x 3.25m)

With double glazed windows to the rear garden, double glazed French doors giving access to the rear garden and laminate floor covering.

### **First Floor Accommodation**

From hallway stairs gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point and door opens into:

### **Bathroom**

6'05" x 7'01" to window recess (1.96m x 2.16m to window recess)

With panel bath with hot and cold taps and electric shower over, wash hand basin on pedestal with hot and cold taps, low flush WC frosted double glazed window to the rear aspect, fully tiled to all walls, central heating radiator and ceiling light point.

### Bedroom One

13'03" to rear of wardrobes x 12'06" (4.04m to rear of wardrobes x 3.81m)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and further built-in mirror fronted sliding wardrobes.

### Bedroom Two

12'01" to rear of wardrobes x 6'05" (3.68m to rear of wardrobes x 1.96m )

With double glazed window to the rear aspect, ceiling light point, central heating radiator and in-built sliding mirror fronted wardrobes.

### Rear Garden

With a block paved side return pathway from the drive, access to garden workshop/shed. From the conservatory a block paved patio with decorative flowerbeds to borders and step then leads down to further garden area with block paved patio raised decorative flowerbeds, further garden shed, mature trees, plants and shrubs and being finished with panel fencing to all borders.



