



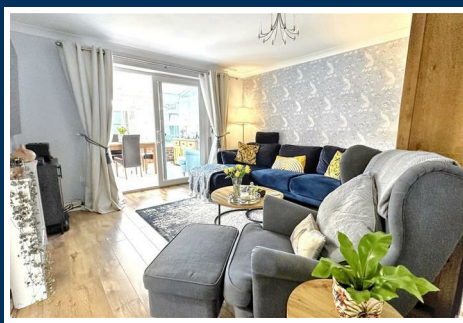
## 137 Raddlebarn Farm Drive

Selly Oak, Birmingham, B29 6UN

Offers In The Region Of £365,000



**\*Beautifully Extended Three-Bedroom Home in Prime Selly Oak Location\*** An immaculately presented and extended three-bedroom semi-detached home on the sought-after Raddlebarn Farm Drive, offering modern style and spacious living. Ideally located for the Queen Elizabeth Hospital, University of Birmingham, Selly Oak Retail Park and minutes walk to Bournville Train Station, with Selly Oak train station accessible in the opposite direction. providing quick links to Birmingham City Centre. The property is also close to the Worcester & Birmingham Canal, perfect for scenic walks, as well as the vibrant centers of Stirchley, Cotteridge, and historic Bournville. Several highly sought-after schools are also within easy reach, making this an excellent choice for families. The home features a welcoming entrance hallway, two spacious reception rooms, a modern kitchen with a breakfast bar, a bright conservatory, and a garage with internal access. Upstairs, there are three well-proportioned bedrooms, including a primary bedroom with an en-suite, and a stylish family bathroom. Externally, a spacious driveway provides ample off-road parking, while the sunny south-west facing rear garden offers privacy, a patio area, and side access. With excellent transport links, great local amenities, and fantastic schools nearby, this home is a must-see. Book your viewing today!



### Approach

This beautifully presented and vastly extended three bedroom semi detached property is approached via a block paved front driveway providing off street parking for multi vehicles including wooden side access gate to the side of the property and metal opening doors to garage and also leads to a storm porch with UPVC leaded light stained glass front door which opens into:

### Extended Entranced Hallway

With seating and storage area, laminate wood floor covering, two ceiling light points, cornice to ceiling, stairs giving rise to the first floor landing, central heating radiator and internal door opens into:

### Formal Living Room

15'08" to bay x 10'01" (4.78m to bay x 3.07m)

With lattice effect double glazed bay window to the front aspect, central heating radiator, continued laminate wood floor covering, cornice to ceiling, inset gas fire with contemporary surround and hearth, ceiling light point and door opens into:

### Breakfast Kitchen

13'0" x 10'0" (3.968 x 3.069)

With a matching selection of wall and base units with roll edge work surface incorporating stainless steel sink and drainer with hot and cold mixer tap, wall mounted Worcester Bosch combination boiler, plumbing facility for washing machine and dishwasher, space for fridge freezer, inset Indesit Induction hob with integrated oven and in-built

extractor over, tiling to splash backs, two double glazed windows to the rear aspect, breakfast bar area, tiled floor covering, central heating radiator, two ceiling light points, cornice to ceiling and door opens into under stairs pantry provides plentiful storage space and a further door opens into:

### Living Room

11'11" x 12'03" (3.63m x 3.73m)

With continued laminate wood floor covering, ceiling light point, cornice to ceiling, central heating radiator, door opens back into the hallway and sliding patio doors give access into:

### Conservatory

14'09" x 8'01" (4.50m x 2.46m)

With double glazed windows giving views to the rear and side respectively, double glazed French doors giving access out to the patio, tiled floor covering and brick to half wall height.

### Garage

14'1" x 8'0" (4.294 x 2.441)

From hallway step and door leads into garage with electric points and ceiling light point.

### Rear Garden

With an initial block paved patio area enjoying a sunny south westerly aspect, outside entertaining areas and patio wrapping round to the side of the property which gives access to the front drive, then low level wall and steps gives access to the main garden area being laid mainly to lawn with

decorative flowerbeds to all borders and further corner raised patio and hard standing for garden shed.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with cornice to ceiling, ceiling light point, loft access point and interior door opens into:

##### Principle Bedroom

16'05" x 12' (5.00m x 3.66m)

With lattice effect double glazed window to the front aspect, cornice to ceiling, ceiling light point, central heating radiator and door opening into:

##### En-Suite Bathroom

11'10" x 6'11" (3.61m x 2.11m)

A four piece en-suite comprising push button low flush WC, corner entry shower with Triton electric shower over, panel bath with tongue and groove paneling and hot and cold mixer tap, wash hand basin on pedestal with hot and cold mixer tap, frosted double glazed window to the rear aspect, tiling to splash backs to half wall height, cornice to ceiling, ceiling light point and wall mounted towel radiator.

##### Bedroom Two

12'7" max x 13'3" x 10'01" min (3.84m max x 4.04m x 3.07m min)

With two lattice effect double glazed windows to the front aspect, over stairs storage area, cornice to ceiling and central heating radiator.

##### Bedroom Three

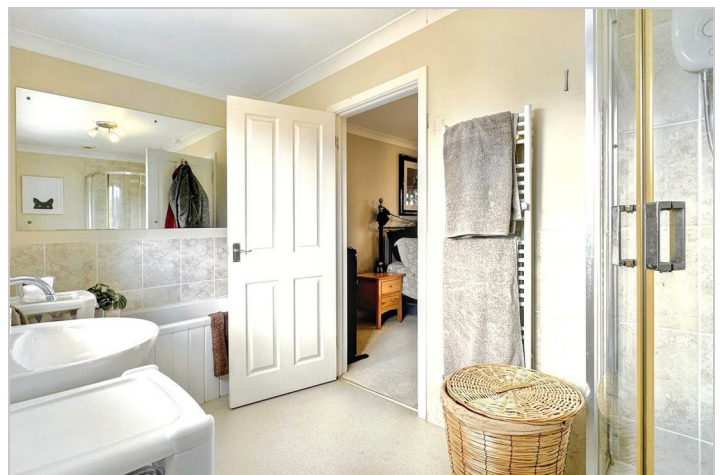
12'01" x 6'07" (3.68m x 2.01m)

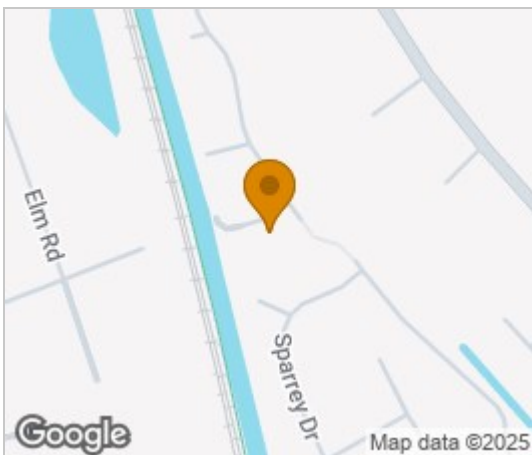
With double glazed window to the rear aspect, ceiling light point, cornice to ceiling and central heating radiator.

##### Main Bathroom

6'04" x 7'02" (1.93m x 2.18m)

With panel bath with tongue and groove paneling and hot and cold mixer and Triton electric shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, tiled floor, tiling to splash backs, frosted double glazed windows to the rear, ceiling light point, cornice to ceiling and ceramic heated towel rail radiator.





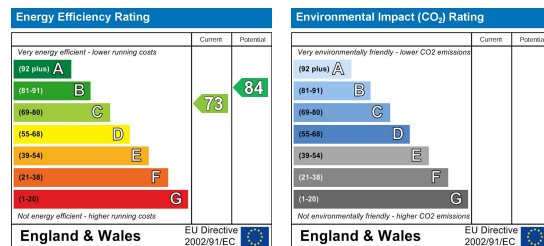
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.