



**418, The Radleys, B33 0JA**

**£350,000**

**3 Bedrooms, 1 Bathrooms, 2 Reception Rooms**



Welcome to this charming house located in The Radleys, Birmingham. This delightful property boasts a generous living space of 861 square feet. One of the standout features of this property is the extension that includes a studio flat complete with an en-suite bathroom. This versatile space can serve as a studio flat, offering flexibility to suit your lifestyle needs. making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The house features three well-proportioned bedrooms, perfect for accommodating family members or guests, and a conveniently located bathroom.

The Radleys is a sought-after area, known for its friendly community and convenient access to local amenities. With schools, parks, and shops nearby, this location is perfect for those who appreciate both tranquillity and accessibility.

In summary, this house in The Radleys presents a wonderful opportunity for anyone looking to settle in Birmingham. With its spacious reception areas, three bedrooms, and the added benefit of a studio flat, this property is sure to impress. Do not miss the chance to make this lovely house your new home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC