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10 Raddens Road
Lapal, Halesowen,
West Midlands
B62 0AS

Offers Over £475,000



Situated on Raddens Road in Halesowen, this extended modern semi detached home enjoys far reaching views towards the Clent Hills and offers spacious accommodation, making it an excellent choice for growing families. The property is located within the popular Lapal Triangle, conveniently positioned close to Lapal Primary School, Leasowes Park and the amenities of Halesowen town centre. The area also benefits from excellent transport links, with convenient access to major road networks and motorway connections, making it ideal for commuters travelling to Birmingham and beyond.

The property is approached via a driveway to the front, bordered by attractive flower beds, with access into the home available through either the garage or entrance porch. The porch leads into an entrance hall, where stairs rise to the first floor and doors provide access to the front reception room, rear open plan living area and downstairs WC.

The impressive L shaped open plan living space offers versatile accommodation, with dedicated areas for relaxing and dining, alongside a fitted Shaker style kitchen with integrated appliances. The kitchen also provides access to both the garage and conservatory, adding further practicality and flexibility to the layout. The garage benefits from optional fitted units, allowing the space to be adapted to suit a variety of needs, whether used for storage, as a traditional garage or incorporating a utility area. To the first floor are three bedrooms and a family bathroom. Externally, the rear garden has been designed with low maintenance in mind, featuring artificial lawn and providing an ideal space for outdoor relaxation and family enjoyment.

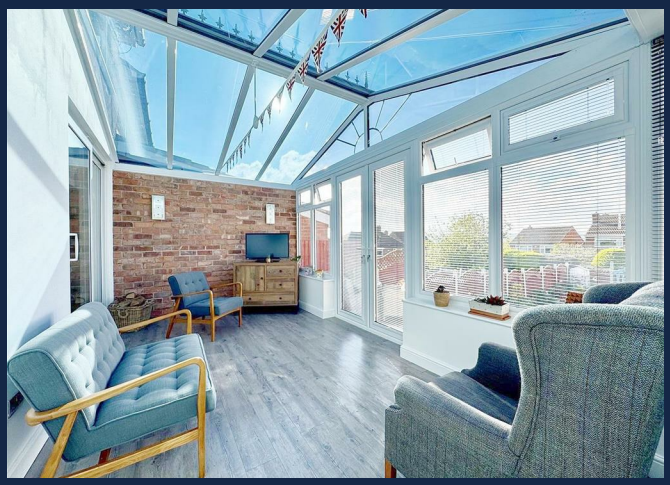
Combining generous living space, a practical layout and an attractive location with far reaching views towards the Clent Hills, this property presents a fantastic opportunity for families seeking a well positioned home in Halesowen. JH 20/10/2026 V1 EPC=C





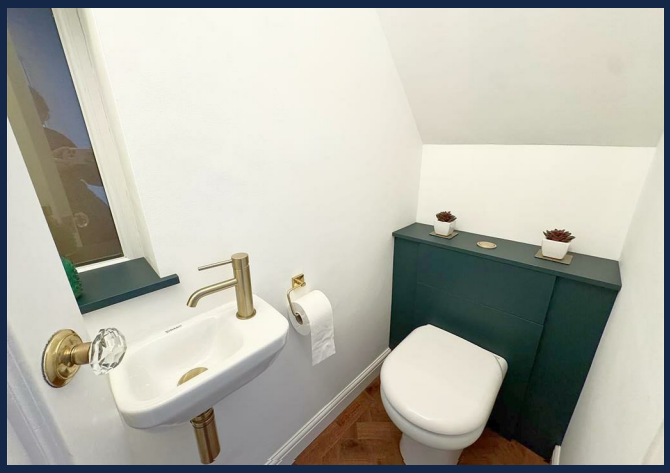












Approach
Via a block paved driveway with access into the property via the up and over garage door, double glazed sliding door into the entrance porch.

Porch
Tiled flooring, fitted cupboards, double glazed obscured door into entrance hall.

Entrance hall
Two double glazed obscured windows facing the porch, oak stairs and banister to the first floor accommodation, column central heating radiator, herringbone karndean flooring, under stairs storage and doors into:

Downstairs w.c.
Wash hand basin with mixer tap and low level flush w.c.

Front reception 10'5" min 11'5" max x 11'9" min 15'1" max (3.2 min 3.5 max x 3.6 min 4.6 max)
Double glazed bay window to front, column central heating radiator, coving to ceiling, ceiling rose, feature electric fire.

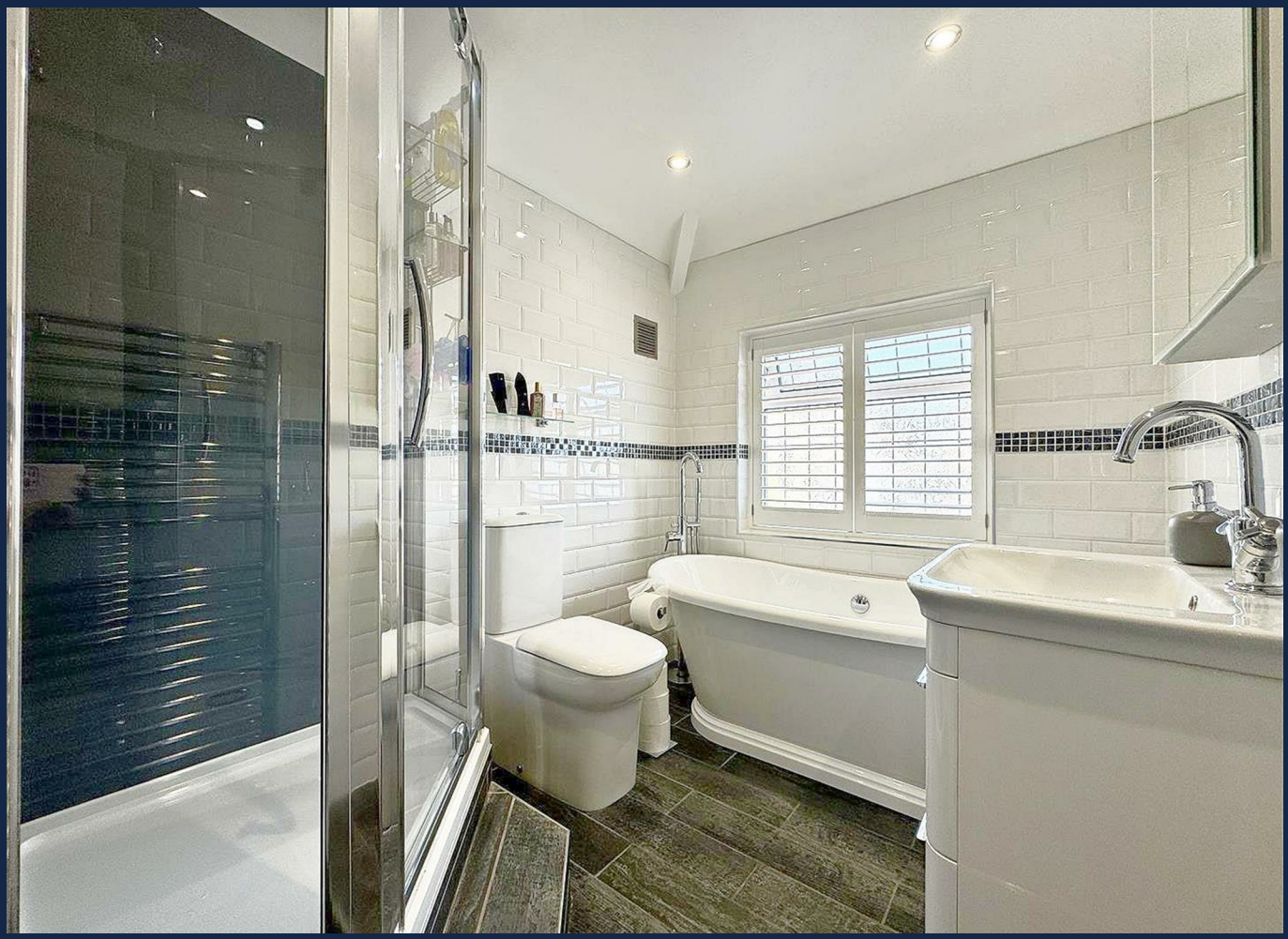



ASTON VILLA FC


















Open plan living area 25'11" max 7'6" min x 19'8" max 9'2" min (7.9 max 2.3 min x 6.0 max 2.8 min)
This includes lounge, dining room and kitchen space all with karndean flooring. The lounge area has double glazed patio door into conservatory, feature log burner and vertical column central heating radiator. The dining area has double glazed window facing the conservatory with column central heating radiator. The kitchen has three skylights, double glazed window to rear, double glazed door to side, column central heating radiator, wall and base units with quartz square top surface over, splashbacks to match, one and a half bowl sink with mixer tap and drainer, central heating boiler, integrated dishwasher, double oven, two full height fridge freezers and gas hob, extractor, door into the garage.

Garage 19'0" x 7'10" (5.8 x 2.4)
Double opening doors to the front and houses the fuse box, storage space and space for white goods.

Conservatory
Double glazed French doors to rear, two double glazed windows to the side, glass roof with UV film, electric under floor heating and karndean flooring.

First floor landing
Double glazed obscured window to side, loft access, doors into three bedrooms and bathroom.

Bedroom one 9'6" x 15'8" (2.9 x 4.8)
Double glazed bay window to front, column central heating radiator, fitted wardrobes and drawers.

Bedroom two 8'10" including wardrobes x 12'5" (2.7 including wardrobes x 3.8)
Double glazed window to rear, column central heating radiator, fitted wardrobes.

Bedroom three 9'6" x 7'6" (2.9 x 2.3)
Double glazed window to rear, column central heating radiator.

Bathroom
Double glazed obscured window to front, vertical central heating towel rail, electric under floor heating, vanity style wash hand basin with mixer tap, free

standing bath with mixer tap, low level flush w.c., steps up to shower with monsoon head over.

Garden
Slabbed patio area with steps down to artificial lawn, stone chipping area to the rear with space for shed.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk