



smart homes

- An Extended Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Private South/Westerly Facing Rear Garden

Bradbury Road

Solihull, West Midlands, B92 8AL

Offers in Region of £435,000

EPC Rating - 57

Current Council Tax Band - D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmacadam driveway providing off road parking with planted shrubs and a UPVC double glazed door leading into

Porch

With tiled flooring, ceiling light point and an Oak door with feature single glazed side windows leading to



Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation and door leading off to

Dining Room to Front

13' 9" x 11' 1" (4.2m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, coving to ceiling and ceiling light point

Extended Lounge to Rear

20' 0" x 11' 1" (6.1m x 3.4m) With a UPVC double window overlooking rear garden, wall mounted vertical radiator, laminate flooring, ceiling light point and a fireplace with tiled hearth and wooden surround

Breakfast Kitchen to Rear

11' 1" x 10' 2" (3.4m x 3.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for dishwasher, tiling to splash back areas, laminate flooring, radiator, ceiling spot lights, a double glazed door and window to the rear aspect, useful storage cupboard and a door to

Guest W.C

With an obscure window to rear, W.C and wash hand basin

Landing

With ceiling light point, radiator, loft hatch, UPVC double glazed window to side and doors leading off to

Bedroom One to Front

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed bay window to front elevation, laminate flooring, radiator and ceiling light point

Bedroom Two to Rear

14' 1" x 11' 1" (4.3m x 3.4m) With double glazed window to rear elevation, radiator, laminate flooring and wall and ceiling light points





Bedroom Three to Front

14' 1" x 7' 6" (4.3m x 2.3m) With double glazed window to front elevation, further obscure UPVC double glazed window to side, laminate flooring, radiator and ceiling light point



Bedroom Four to Rear

7' 6" x 6' 6" (2.3m x 2m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

4 Piece Family Bathroom

7' 6" x 7' 6" (2.3m x 2.3m) Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and obscure double glazed windows to the side and rear elevations

Private South/Westerly Facing Rear Garden

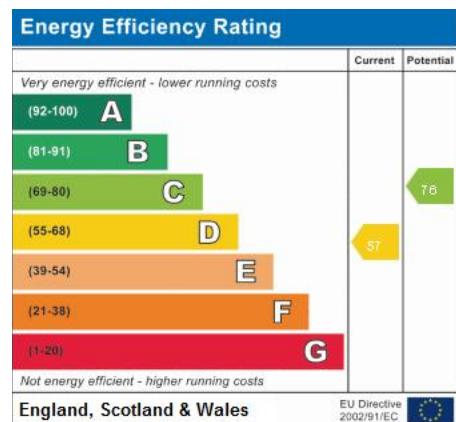
Being mainly laid to lawn with paved patio area, timber framed shed, bark chipped area and panelled fencing to boundaries

Integral Garage

With side hung doors to property frontage and courtesy door to hallway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



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