



Bradmore Close, Solihull

Guide Price £600,000





### Property Overview

Situated on the popular Hillfield Estate, an ideal opportunity to purchase this impressive vastly modernised four bedroom detached originally built by Bryant Homes to do a Victorian Design. The property benefits from gas central heating, double glazing and has the added attraction of having a modern refitted kitchen/dining room, bathroom and ensuite. The property enjoys a west facing garden and briefly comprises of: canopy porch, entrance hall, guest cloakroom/WC, living room, luxury fitted kitchen/dining room, utility room, four bedrooms, ensuite, modern refitted bathroom, west facing garden and garage.





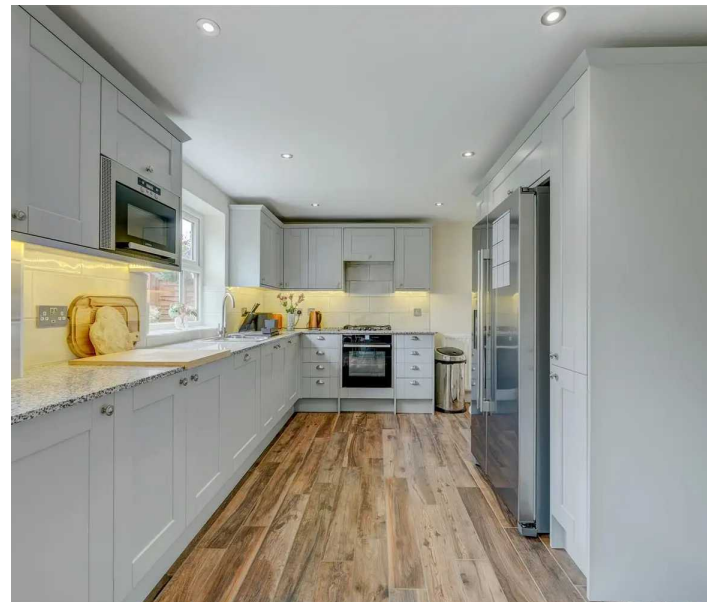
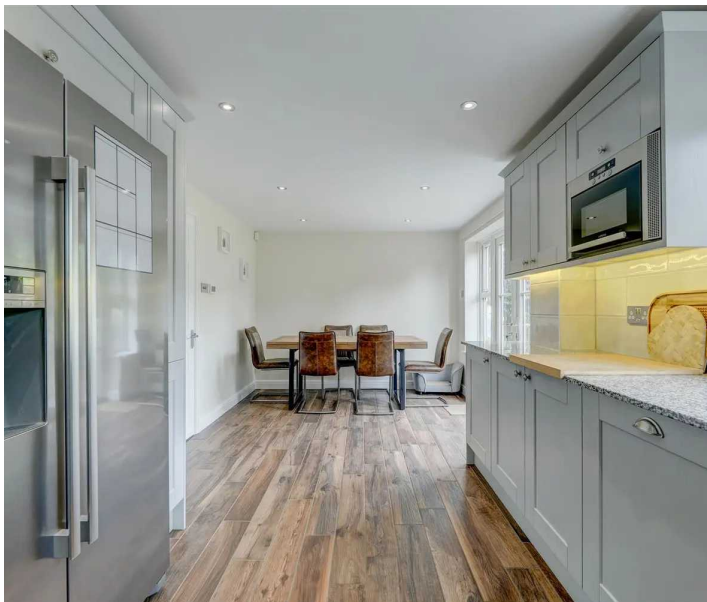
### Property Location

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

- Early Viewing Essential
- Modern Refitted Bathroom
- Modernised Throughout
- Living Room
- Luxury Fitted Kitchen/Dining Room
- Superb Four Bedroom Detached
- Wide West Facing Rear Garden
- Four bedrooms





## **CANOPY PORCH**

### **ENTRANCE HALL**

10' 0" x 6' 10" (3.05m x 2.08m)

### **WC**

6' 3" x 2' 9" (1.91m x 0.84m)

### **LIVING ROOM**

13' 10" x 13' 9" (4.22m x 4.19m)

### **KITCHEN/DINING ROOM**

21' 1" x 9' 6" (6.43m x 2.90m)

### **UTILITY ROOM**

6' 11" x 4' 9" (2.11m x 1.45m)

## **FIRST FLOOR**

### **BEDROOM ONE**

12' 0" x 11' 9" (3.66m x 3.58m)

### **ENSUITE**

6' 9" x 4' 9" (2.06m x 1.45m)

### **BEDROOM TWO**

10' 10" x 9' 10" (3.30m x 3.00m)

### **BEDROOM THREE**

11' 7" x 9' 5" (3.53m x 2.87m)

### **BEDROOM FOUR/STUDY**

11' 5" x 6' 9" (3.48m x 2.06m)

### **BATHROOM**

6' 8" x 6' 5" (2.03m x 1.96m)

### **TOTAL SQUARE FOOTAGE**

102.0 sq.m (1098 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 2" x 8' 4" (5.23m x 2.54m)

### **WEST FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, Lamona microwave, Bosch dishwasher, all carpets and blinds, fitted wardrobes in three bedrooms and underfloor heating in the kitchen.

### **ADDITIONAL INFORMATION**

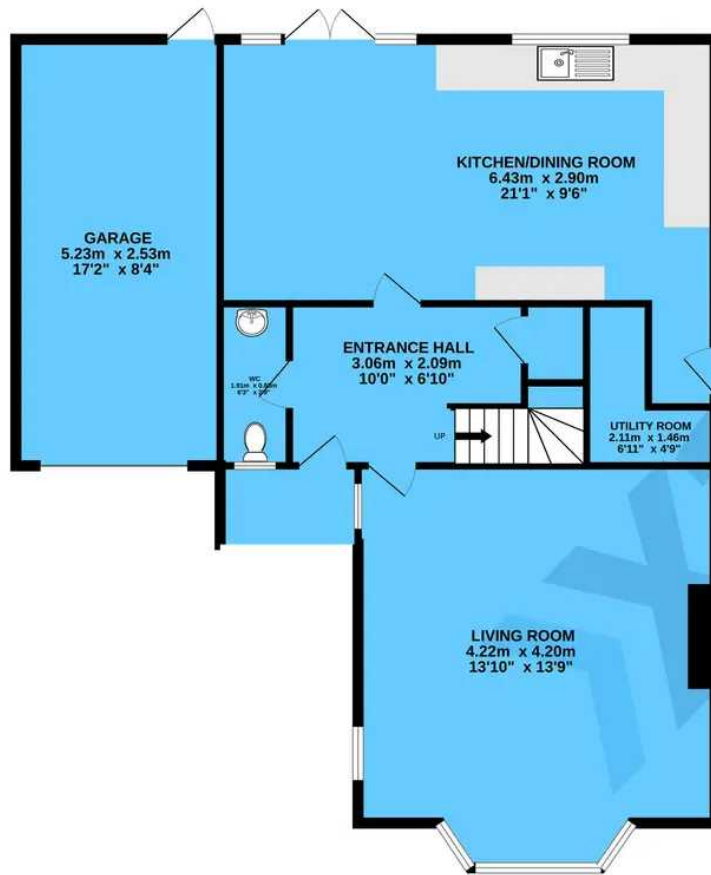
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic.

### **MONEY LAUNDERING REGULATIONS**

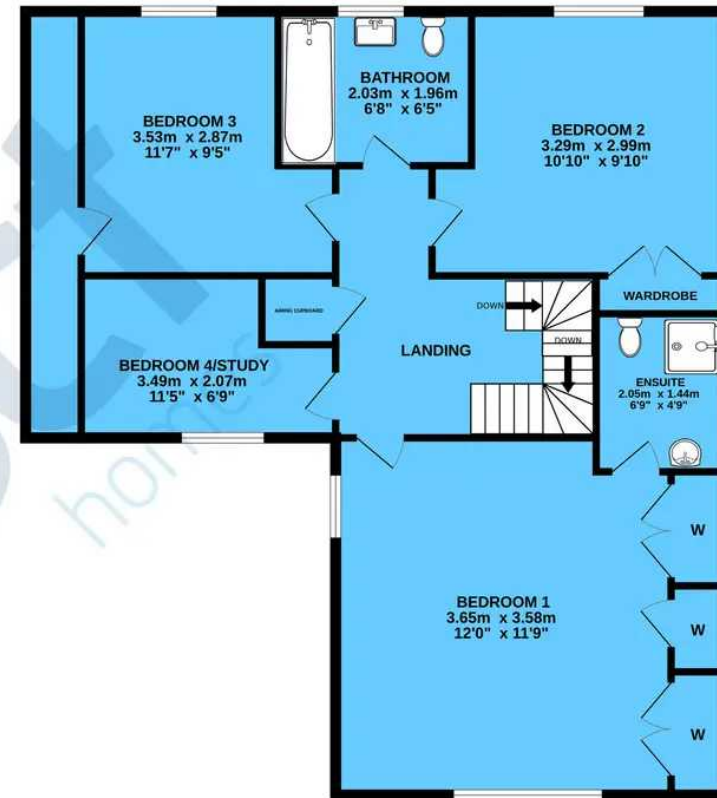
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.0 sq.m. (1098 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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