



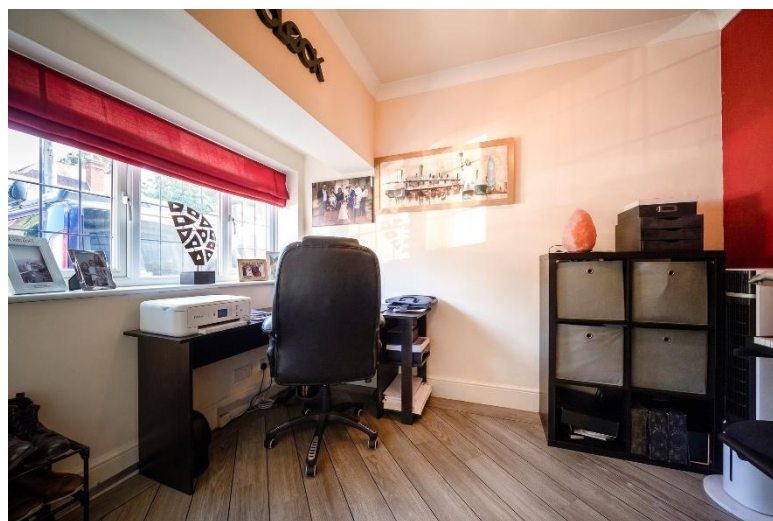
Bradbury Road Solihull

- A Stunning Extended Semi-Detached Home
- Three Double Bedrooms
- Superb Open Plan Kitchen Family Living Room
- Two Reception Rooms

Offers Over £500,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A stunning extended three double bedroom semi-detached family home, offering superb open-plan kitchen/family room, two further reception rooms, utility room, guest WC, re-fitted family bathroom, useable loft space and a beautifully landscaped rear garden.

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.



Rooms & Measurements

Entrance Hall

Home Office to Front - 3.12m x 2.18m (10'3" x 7'2")

Reception Room One to Front - 4.27m x 3.51m (14'0" x 11'6")

Guest WC

Extended Open Plan Kitchen Family Room - 7.67m x 5.94m (25'2" x 19'6")

Utility Room to Side - 2.18m x 2.03m (7'2" x 6'8")

Bedroom One to Front - 3.05m x 4.34m (10'0" (into wardrobes) x 14'3")

Bedroom Two to Rear - 3.48m x 3.33m (11'5" x 10'11")

Bedroom Three to Front - 3.23m x 2.34m (10'7" x 7'8" (min))

Re-Fitted Family Bathroom to Rear

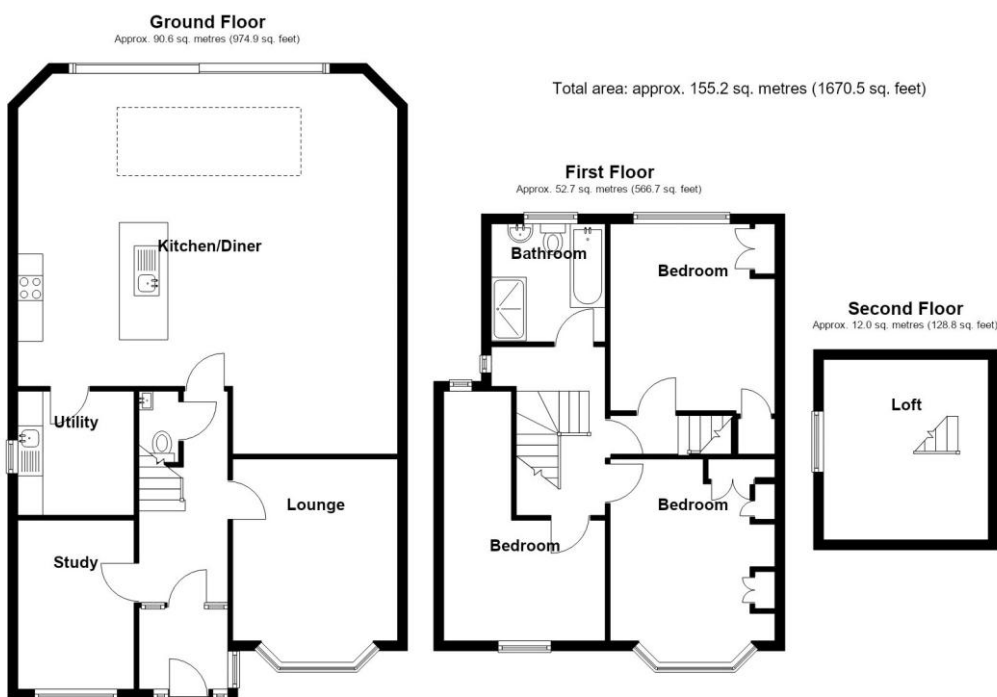
Useable Loft Space - 4.19m x 4.95m (13'9" x 16'3")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges

Current council tax band – D



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.