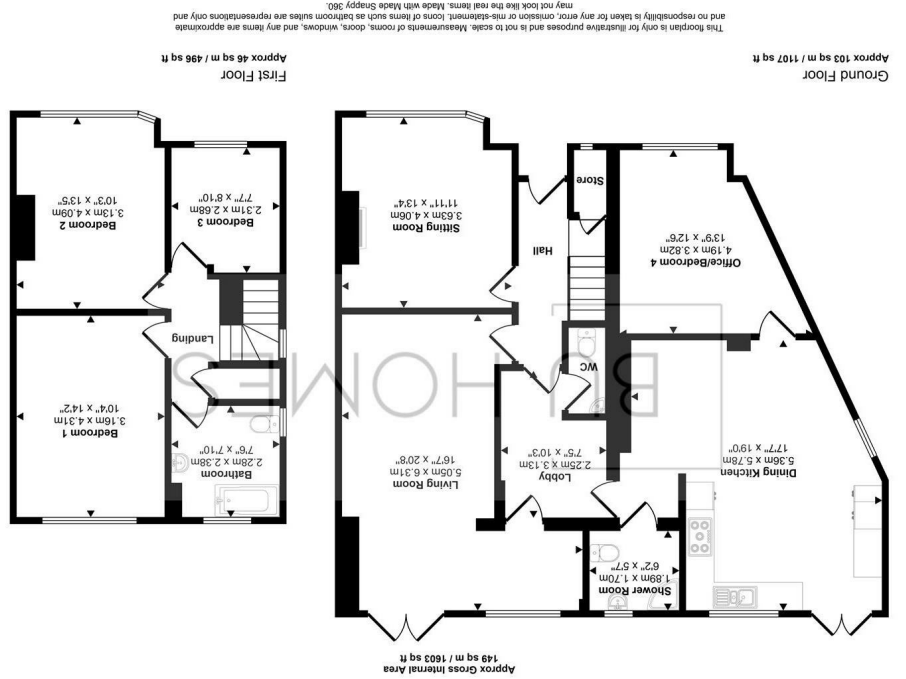


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Possible
60	77
Not energy efficient - higher running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
EU Directive 2002/91/EC England & Wales	

Council Tax Band D

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BRADBURY ROAD, SOLIHULL, B92 8AE



BU HOMES

Asking price
£475,000

**BRADBURY ROAD,
SOLIHULL, B92 8AE**

- Extended Semi-Detached Family Home
- Peaceful Residential Location
- Downstairs Shower Room
- Ground Floor Bedroom/Home Office
- Good Size Family Bathroom
- Generous Widening Plot
- Guests WC & Two Reception Rooms
- Spacious Dining Kitchen
- Three Excellent First Floor Bedrooms
- Off-Road Parking & Large Rear Garden



BRADBURY ROAD, SOLIHULL, B92 8AE



This well-presented, deceptively sized family home is situated in a desirable residential location and is being offered for sale with the benefit of no upward chain. Sitting on a generous widening plot within a peaceful cul-de-sac, the extended semi-detached property offers plenty of scope for further development with planning permission granted in 2007 for a second storey side extension.

The ground floor accommodation currently comprises an entrance hall, an enlarged 'L' shaped living room and a separate lounge, an inner lobby and a guests cloakroom, a spacious dining kitchen and a shower room; plus a versatile room which could be equally used as a home office or a fourth bedroom. Leading off the first floor landing there are three excellent bedrooms and a good size family bathroom.

Outside, there is off-road parking at the front and a large enclosed garden behind enjoying a private South-Westerly aspect.

Being within the catchment for Langley School, the property is located approximately two miles from Solihull Town Centre whilst the nearby A41 Warwick Road provides direct access to the M42 motorway and Birmingham's ring road. Olton Station is situated only half a mile away and makes travelling by rail into the City Centre a breeze with a typical journey time of around ten minutes.

