



**35 Bradbury Road, Olton, B92 8AE**

**Sale Price £445,000**



**Love  
Property Co.**



# 35 Bradbury Road, Olton, Solihull, B92 8AE

Tenure - Freehold  
EPC Rating - D  
Council Tax Band – E

Love Property Co are pleased to offer this extended four-bedroom traditional style semi-detached residence with further scope for further development (STPP)

Love Property Co are pleased to offer this extended four-bedroom traditional style semi-detached residence with further scope for further development (STPP) situated in a sought-after location with rear garden access to the off side to the Grand Union Canal. The property offers both gas central heating and double glazing.

The excellent family living accommodation briefly comprises; enclosed entrance porch, reception hall, cloakroom, dining room, lounge, kitchen, separate wc, first floor landing, four bedrooms, family bathroom/wc shower room, large driveway, garage and enclosed rear garden which is not directly overlooked.

TENURE - Freehold

COUNCIL TAX - Band D

EPC RATING – D





## PROPERTY MEASUREMENTS:

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

CLOAKS CUPBOARD

LOUNGE - 12' 0" x 11' 5" (3.66m x 3.48m)

DINING ROOM - 13' 8" x 11' 5" (4.16m x 3.48m)

KITCHEN - 16' 10" max 8' 10" (5.13m x 2.70m)

SEPARATE WC - 4' 7" max 2' 8" (1.40m x 0.82m)

FIRST FLOOR LANDING

BEDROOM ONE - 13' 8" x 11' 5" (4.16m x 3.48m)

BEDROOM TWO - 12' 0" x 11' 5" (3.66m x 3.48m)

BEDROOM THREE - 16' 6" x 8' 0" (5.02m x 2.43m)

BEDROOM FOUR - 8' 7" x 7' 11" (2.62m x 2.42m)

FAMILY BATHROOM with WC - 6' 7" x 8' (2.01m x 2.43m)

SHOWER ROOM - 6' x 7' 11" (1.82m x 2.42m)

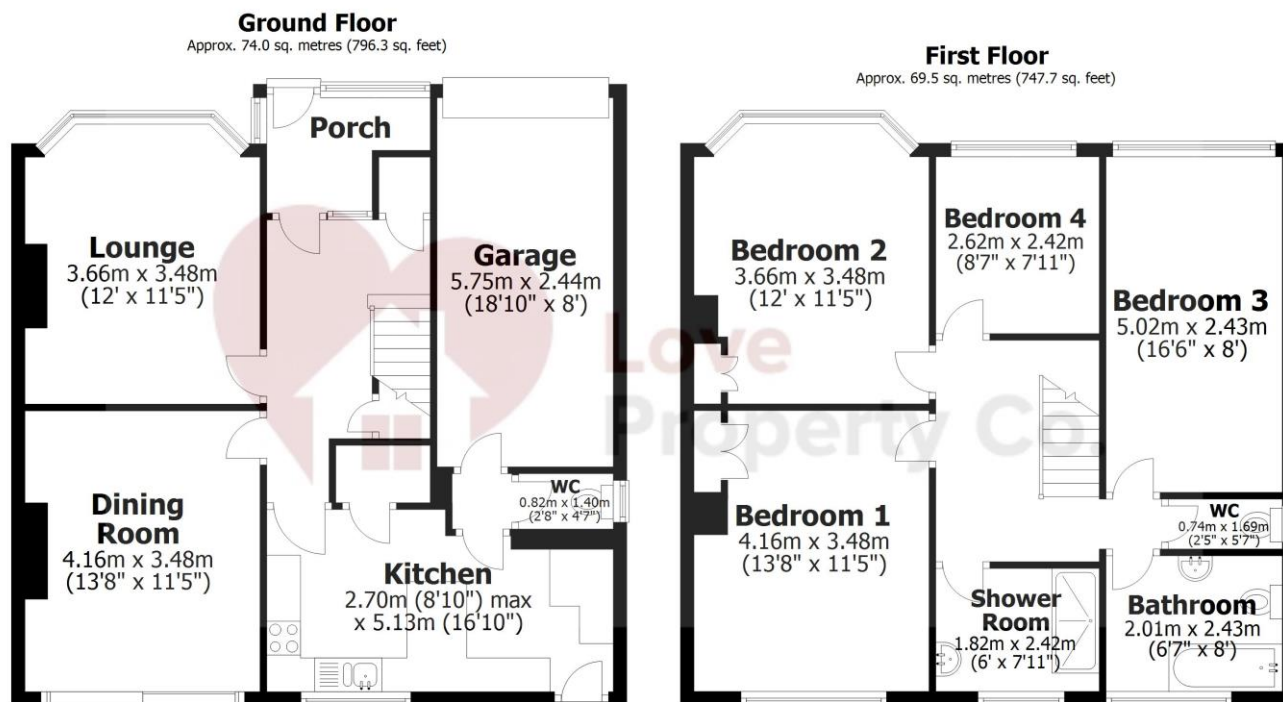
SEPARATE WC - 2' 5" x 5' 7" (0.74m x 1.69m)

GARAGE 18' 10" x 8' 0" (5.75m x 2.44m)

LARGE DRIVEWAY

ENCLOSED REAR GARDEN





Total area: approx. 143.4 sq. metres (1544.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: info@lovepropertyco.co.uk  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)

