



smarthomes

Bradbury Road

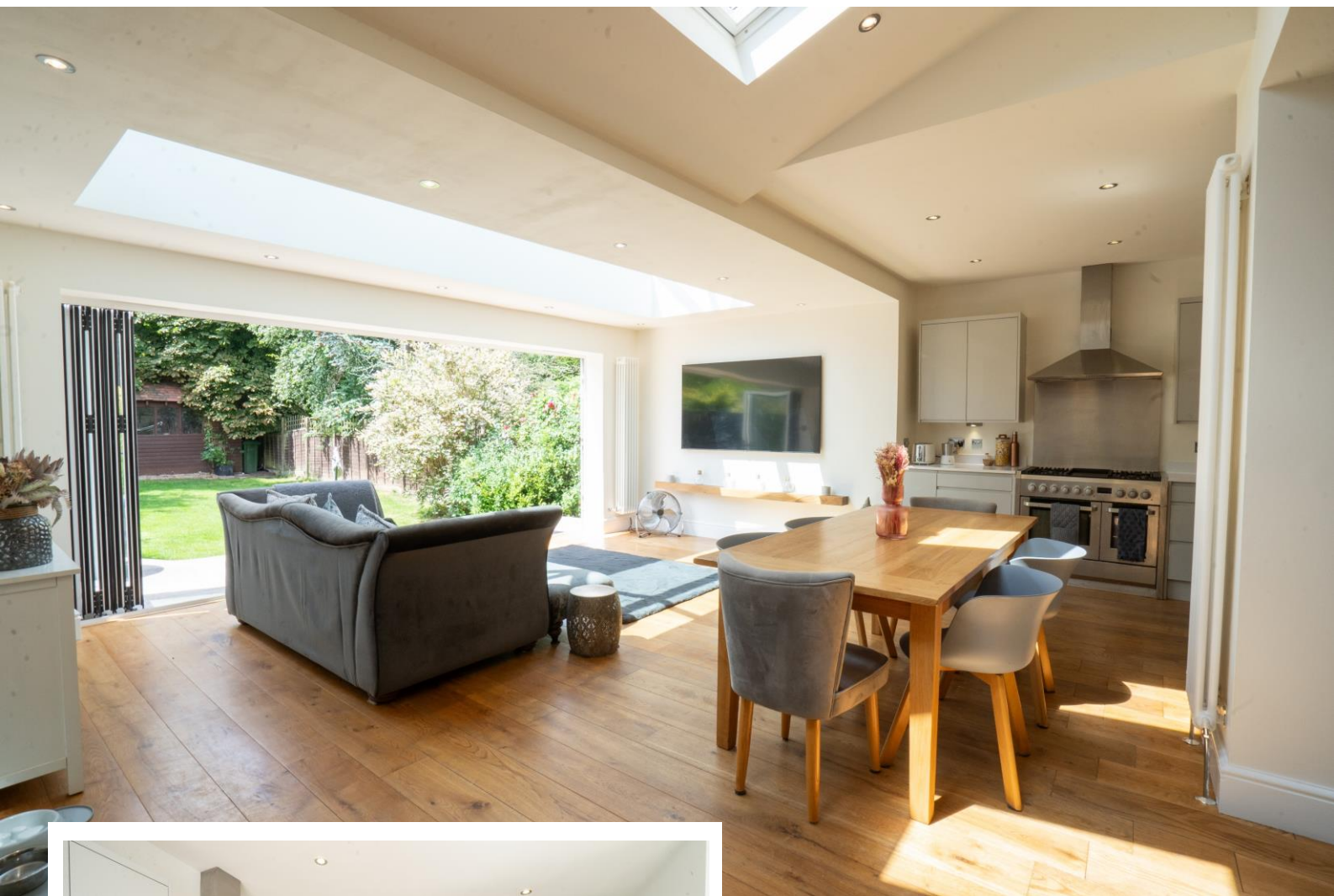
Solihull

- A Beautifully Presented Four Bedroom Family Home
- Open Plan Extended & Re-Fitted Kitchen/Family Room
- Landscaped South/Westerly Facing Rear Garden
- En-Suite Shower Room & Luxury Family Bathroom

Offers Over £585,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

An impressive, extended semi detached family home on a sought after road benefitting from four double bedrooms, superb extended family dining kitchen being open plan to a sitting room with open fireplace, feature vaulted ceiling and folding doors opening out to a generous South West facing rear garden. Spacious master bedroom with walk-in wardrobe/vanity area and en-suite shower room. Impressive bedroom two with vaulted ceiling and en-suite shower room, contemporary four piece family bathroom, attractive lounge, large utility room, guest WC, garage and off road parking.



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 Resorts World. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. 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

Lounge to Front 3.18m x 4.01m (10'5" x 13'2")

Impressive Open Plan Family Dining Kitchen & Sitting Room to Rear 7.09m max x 8.74m max (23'3" x 28'8")

Large Utility Room to Side 3.38m x 2.03m (11'1" x 6'8")

Impressive Bedroom Two to Rear 3.12m x 3.66m (10'3" x 12'0")

En-Suite Shower Room 2.13m x 0.76m min (7'0" x 2'6")

Bedroom Three to Front 3.18m x 4.17m (10'5" x 13'8")

Bedroom Four to Rear 3.73m x 2.54m (12'3" x 8'4")

Contemporary Four Piece Family Bathroom 2.03m x 4.06m max in to shower (6'8" x 13'4")

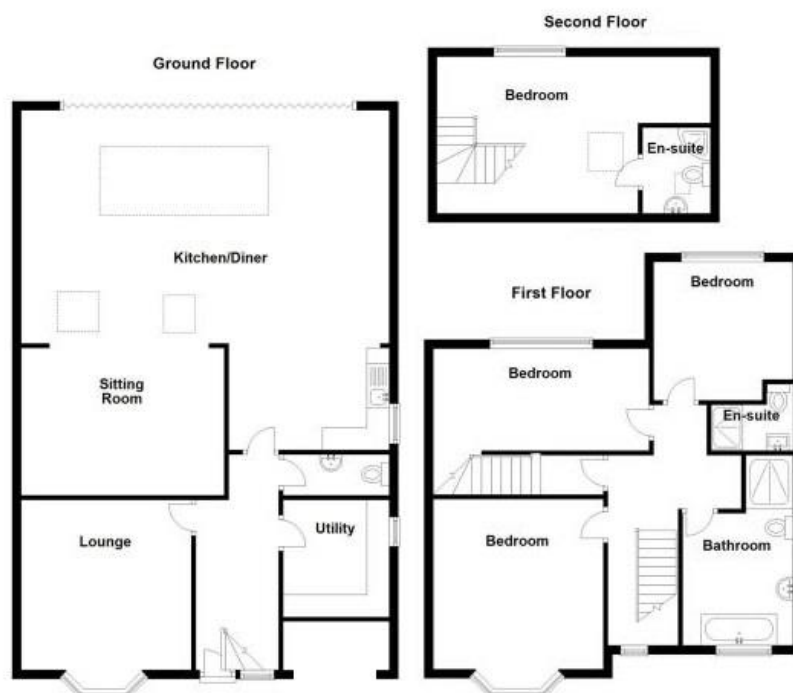
Spacious Master Bedroom 5.51m x 3.71m (18'1" x 12'2")

En-Suite Shower Room to Front 1.14m x 2.34m (3'9" x 7'8")

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 vendor. Current council tax band – D



Total area: approx. 185.3 sq. metres (1994.5 sq. feet)

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 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.