



**Bradbury Road, Solihull**

Offers Over **£500,000**





## PROPERTY OVERVIEW

Situated on a quiet road, this charming four-bedroom semi-detached family home exudes traditional charm and character, offering a warm and inviting ambience for its next owners. Boasting a desirable NO UPWARD CHAIN status, this property is set over three floors, providing ample living space for a growing family. Upon entering, you are welcomed by a spacious entrance hallway with ample storage facilities, setting the tone for the practical layout of the home. The ground floor features three generously sized reception rooms, catering to different needs and preferences. The large sitting room with a bay window floods the space with natural light, while the bright lounge with multi fuel stove offers serene views of the rear garden. An excellent dining room seamlessly connects to the fitted kitchen, which is equipped with ample work surfaces and storage space, ensuring functionality and convenience for every-day living. Completing the ground floor is a practical utility room and a single garage, adding to the overall utility of the home. Ascending to the first floor reveals three well-proportioned bedrooms, all serviced by a family bathroom with underfloor heating, providing comfortable and private retreats for family members or guests. The second floor is dedicated to a large double bedroom, benefiting from an ensuite bathroom and a spacious storage cupboard, offering privacy and relaxation with a touch of elegance.



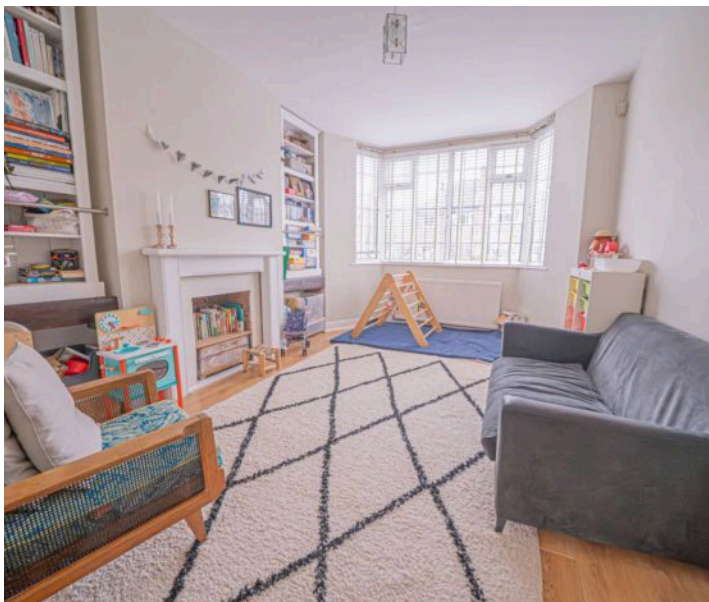
Externally, the property boasts an impressive rear garden, mainly laid with lawn and extending far back to the Grand Union Canal, providing a picturesque backdrop for outdoor activities and relaxation. To the front, a paved driveway offers parking for multiple vehicles, ensuring convenience and practicality for residents and visitors alike. In summary, this property presents a rare opportunity to own a character-filled family home in a sought-after location, offering a harmonious blend of traditional charm and modern convenience. With its generous living spaces, convenient layout, and delightful garden, this home is ready to welcome its new owners to create lasting memories for years to come.

#### 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold





- Traditional Four Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Three Spacious Reception Rooms
- Fitted Kitchen Connected To Utility Room
- Four Generously Sized Bedrooms
- Family Bathroom & Ensuite
- Large Rear Garden
- Driveway & Single Garage



#### **ENTRANCE HALLWAY**

#### **SITTING ROOM**

12' 0" x 11' 7" (3.66m x 3.53m)

#### **LOUNGE**

14' 3" x 10' 11" (4.34m x 3.33m)

#### **DINING ROOM**

14' 3" x 10' 10" (4.34m x 3.30m)

#### **KITCHEN**

11' 0" x 6' 6" (3.35m x 1.98m)

#### **UTILITY**

11' 7" x 6' 1" (3.53m x 1.85m)

#### **INTEGRAL GARAGE**

15' 5" x 7' 7" (4.70m x 2.31m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 2" x 13' 0" (4.62m x 3.96m)

#### **BEDROOM TWO**

14' 3" x 9' 8" (4.34m x 2.95m)

#### **BEDROOM THREE**

11' 7" x 8' 8" (3.53m x 2.64m)

#### **BATHROOM**

7' 9" x 7' 6" (2.36m x 2.29m)

#### **SECOND FLOOR**

#### **BEDROOM FOUR**

15' 10" x 8' 2" (4.83m x 2.49m)

#### **ENSUITE**

4' 11" x 4' 11" (1.50m x 1.50m)

#### **TOTAL SQUARE FOOTAGE**

137.0 sq.m (1475 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **REAR GARDEN**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Integrated oven, integrated hob, extractor, dishwasher, underfloor heating (bathroom), all carpets, blinds and light fittings, some curtains and multi fuel stove.

### **ADDITIONAL INFORMATION**

Services - mains water, gas, electricity and sewers.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

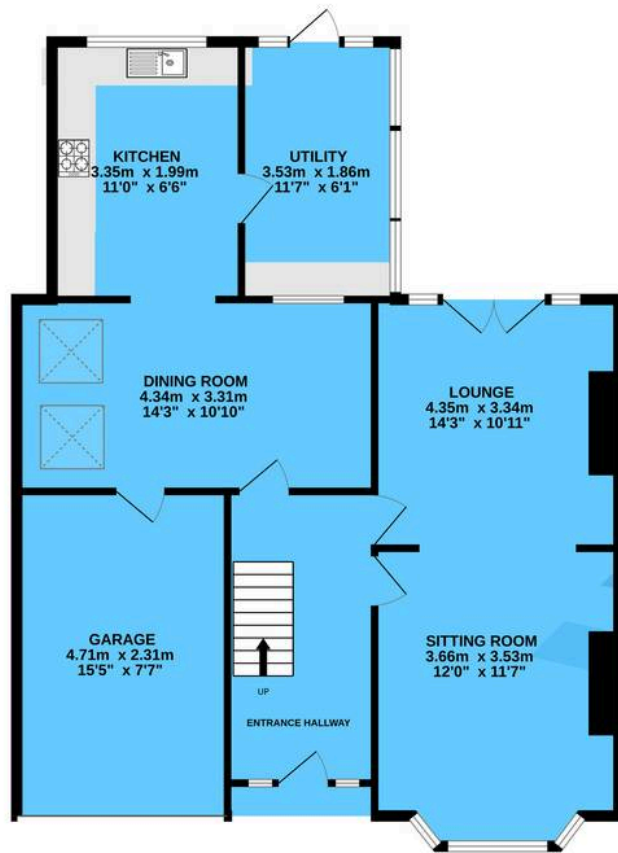
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



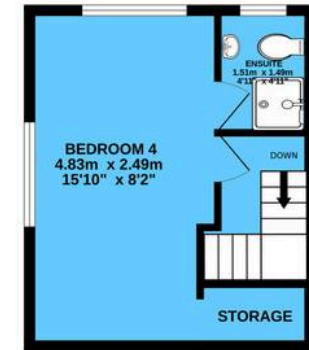
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 137.0 sq.m. (1475 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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# Xact Homes

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