melvyn Danes
ESTATE AGENTS

Bradbury Road

Solihull

Asking Price £425,000

Description

Bradbury Road leads from Ulverley Green Road which links Dovehouse Lane with the A41 Warwick Road which gives direct access to the town centre of Solihull or travelling in the opposite direction to the city centre of Birmingham passing Olton Railway Station offering services to Birmingham and beyond.

The other end of Dovehouse Lane leads to Lode Lane which gives access, via Hobs Moat Road, to the A45 Coventry Road at the Wheatsheaf. Travelling east along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull offers an excellent array of shopping facilities and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is set back from the road behind a driveway and fore garden leading to the accommodation which is accessed via storm porch door and comprises of porch, entrance hall, dining room with large bay window, extended living room with sliding doors onto the rear garden, fitted kitchen with integrated appliances and space for white goods, ground floor WC and rear access into the garden. Off the hall is access via a service door into the single garage.

To the first floor we have three bedrooms two of which are great sized doubles with built in wardrobes and the 3rd being an unusual shape but a good size. Off the landing is the family bathroom. A good sized room with a four piece suite including stand alone shower.

To the rear we have a good sized private garden with patio and side gate access on to the front ample off road parking and a fore garden.

Accommodation

Entrance Porch

Entrance Hall

Dining Room
14'0" x 11'3" (4.284 x 3.436)

Living Room
23'1" x 10'10" (7.040 x 3.325)

Kitchen
10'6" x 14'4" (3.204 x 4.383)

Ground Floor WC

Bedroom One
14'0" x 11'3" (4.284 x 3.436)

Bedroom Two
14'4" x 11'2" (4.376 x 3.409)

Bedroom Three
14'5" max x 10'9" max (4.409 max x 3.281 max)

Bathroom
7'11" x 7'7" (2.417 x 2.330)

Single Garage
7'8" x 15'4" (2.353 x 4.678)

Off Road Parking

Private Rear Gardens

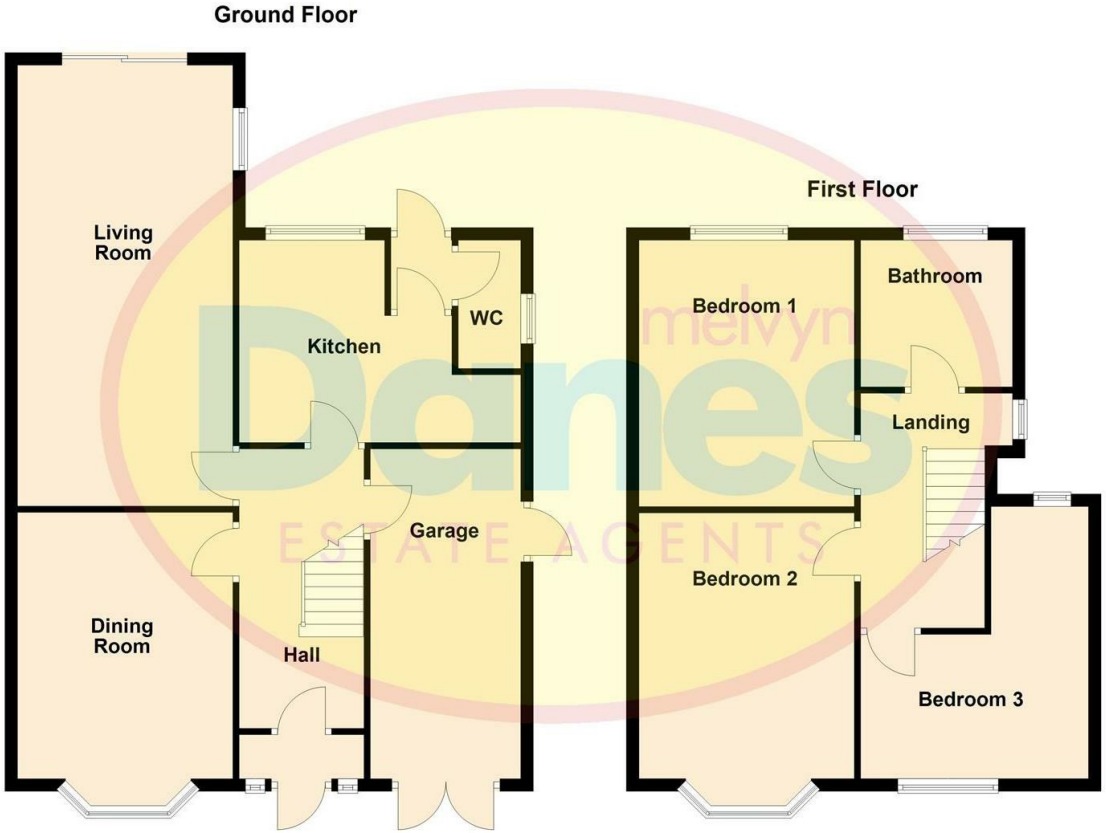
TENURE: We are advised that the property is Freehold

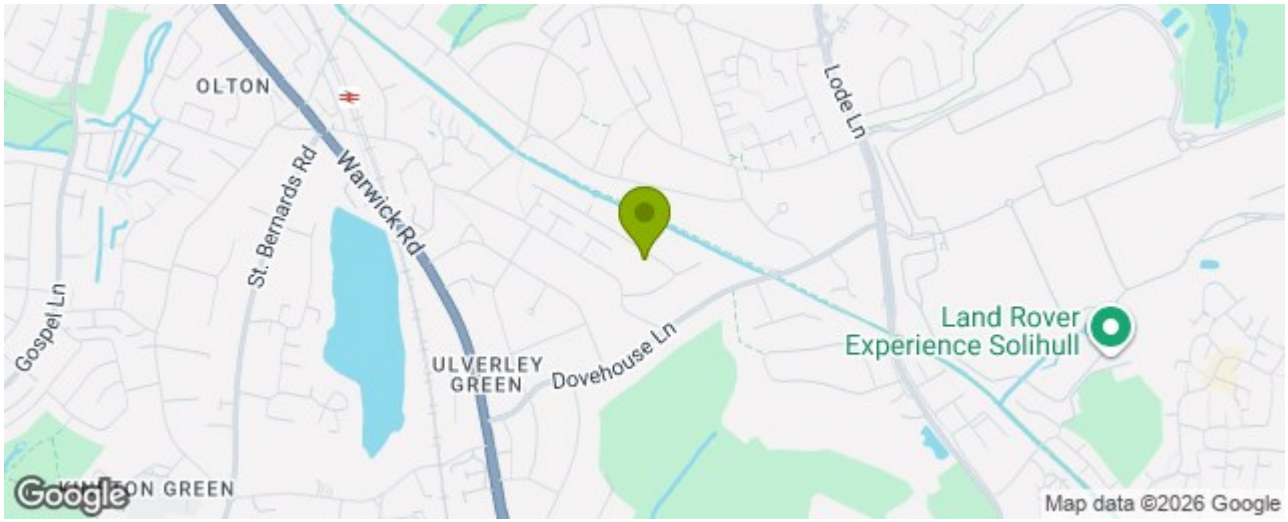
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 18/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

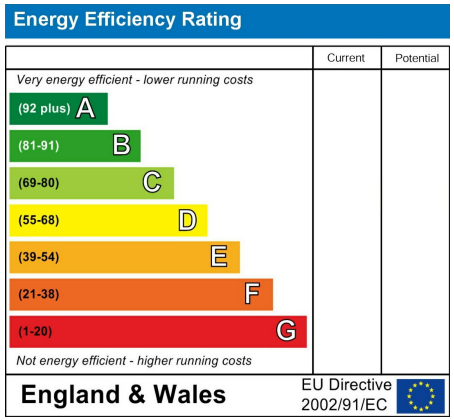
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





130 Bradbury Road Solihull Solihull B92 8AL
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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