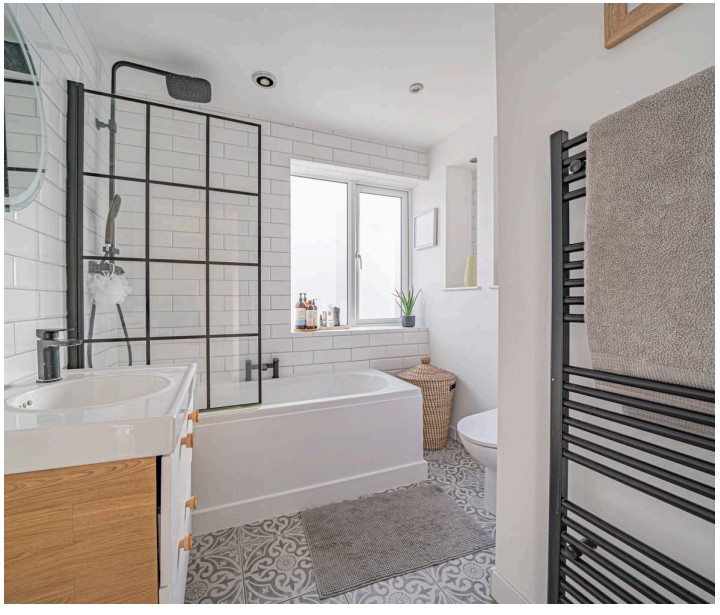
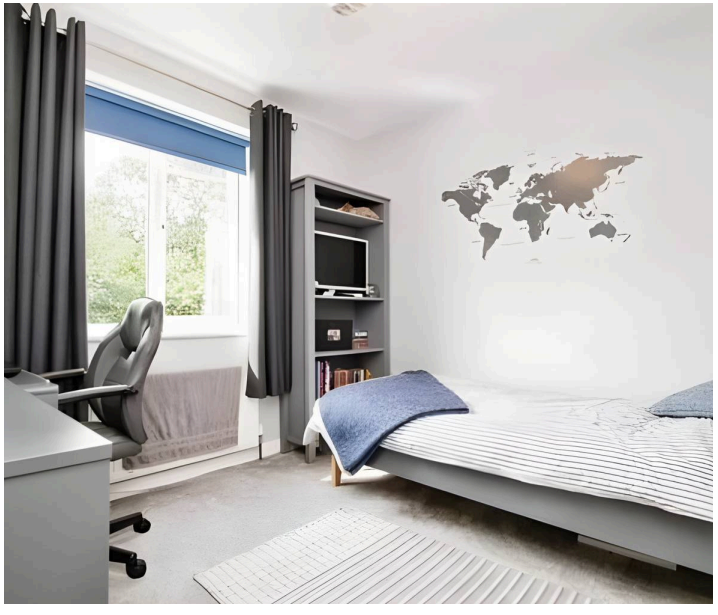
Bradbury Road, Solihull

Offers Over **£475,000**

xact HOMES





PROPERTY OVERVIEW

This beautifully presented three-bedroom detached family home is a true gem of a property, thoughtfully extended and filled with an abundance of natural light throughout. Situated on a quiet road close to all local amenities and schools, this residence offers a peaceful and convenient lifestyle.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads you into the spacious interior. The home features two reception rooms, including a large living room with bifold doors that open out to the rear garden, perfect for indoor-outdoor living. Additionally, there is a delightful dining/family room flooded with natural light, ideal for gatherings and special occasions.

The modern fitted kitchen is equipped with ample work space and storage, making meal preparation a breeze. A guest cloakroom adds convenience to the ground floor layout.

Heading upstairs, you will find three generously sized bedrooms, all serviced by the modern family bathroom. The well-maintained rear garden, which has sunlight from midday to sun down, boasts a decked area and a bar, offering a private outdoor retreat for relaxation and entertainment.

With a driveway for multiple vehicles and a lawn foregarden, parking will never be an issue. This property is turnkey ready for any buyer, providing a seamless transition into a new living space.

In conclusion, this property offers a perfect combination of comfort, style, and functionality. Don't miss out on the opportunity to own this exceptional home.

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. The property is also conveniently situated less than half a mile from Olton Train Station, providing additional rail links into Birmingham and beyond. 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: D

Tenure: Freehold

- Detached Three Bedroom Family Home
- Beautifully Presented Throughout & Thoughtfully Extended
- Set On A Quiet Road Close To All Amenities
- Less Than Half A Mile From Olton Train Station
- Large Living Room Overlooking Rear Garden
- Bright & Spacious Dining / Family Room
- Modern Fitted Kitchen
- Three Generously Sized Bedrooms
- Well Maintained Rear Garden

ENTRANCE HALLWAY

WC

KITCHEN
11' 1" x 9' 6" (3.37m x 2.90m)

DINING / FAMILY ROOM
16' 5" x 10' 6" (5.00m x 3.20m)

LIVING ROOM
18' 1" x 12' 6" (5.50m x 3.80m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 6" x 9' 10" (3.80m x 3.00m)

BEDROOM TWO
9' 10" x 9' 4" (3.00m x 2.84m)

BEDROOM THREE
9' 10" x 8' 5" (2.99m x 2.56m)

BATHROOM
8' 0" x 7' 2" (2.45m x 2.19m)

TOTAL SQUARE FOOTAGE
89.9 sq.m (968 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

DECKED AREA

BAR

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washer/dryer, all carpets, some curtains, all blinds, some light fittings, all flooring, fitted wardrobes in two bedrooms, built-in furniture in principal bedroom, loft ladders, CCTV, two sheds, garden bar and garden kitchen area.

ADDITIONAL INFORMATION

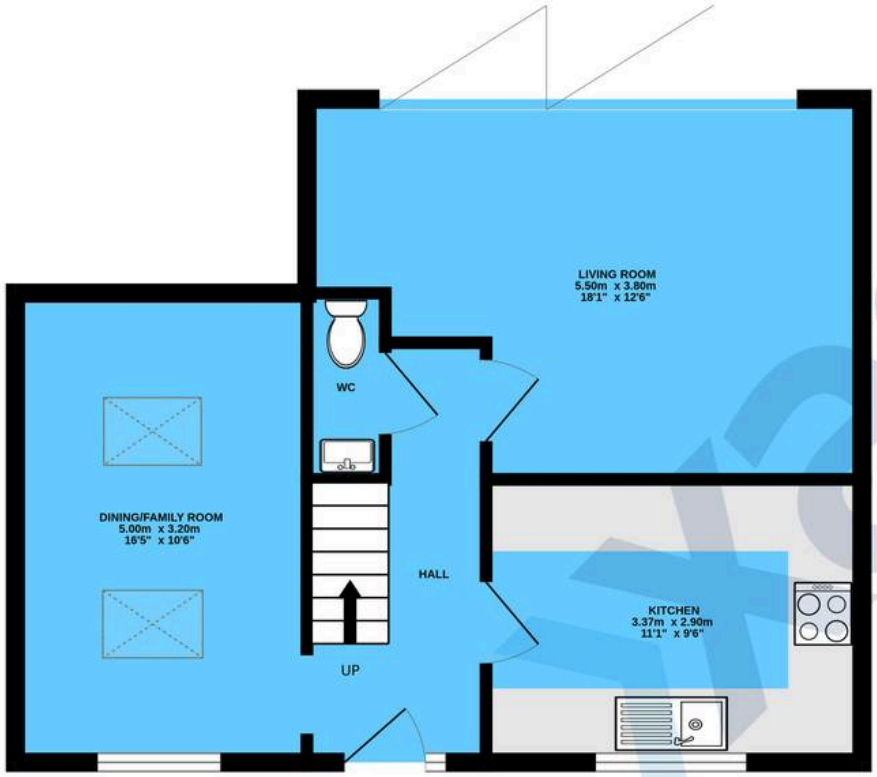
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

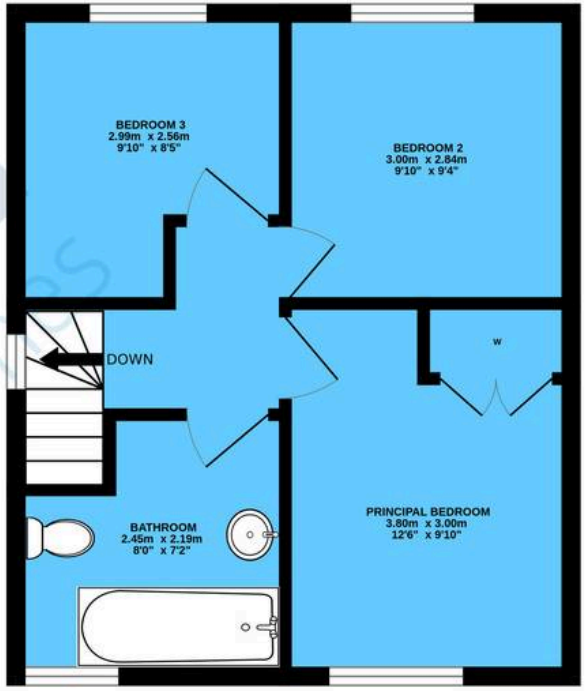
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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

WOODY'S

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 89.9 sq.m. (968 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
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk