

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. The word "melvyn" is in a small, lowercase, sans-serif font. Below it, "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story red brick house with a white front porch and a white garage door. The house has several windows, including a bay window on the right side. The front garden is landscaped with a stone path, a raised bed with green plants, and a gravel area with several potted plants. A large tree is visible on the left side of the house.

**Bradbury Road**  
**Solihull**  
**Asking Price £465,000**

## 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 paved driveway leading to the porch entrance which allows access into the accommodation which comprises of entrance hall with storage options, dining room with bay window, large living room with French doors into the snug/hobby room. Off the hall is the extended kitchen/dining room with French doors opening onto the garden.

To the first floor we have 5 bedrooms with 4 of those being doubles and a further single offering various storage options with wardrobes and built in closets. The family bathroom offers a 4 piece suite including shower and bath.

To the rear we have a particularly large garden offering great potential subject to planning with the added benefit of a side gate that leads onto a walkway cutting through to castle lane and also backing onto the canal. To the front we have generous off road parking and access into the single garage.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Dining Room**

13'6" x 12'0" (4.14 x 3.68)

**Living Room**

13'5" x 12'0" (4.10 x 3.68)

**Conservatory**

10'2" x 12'0" (3.11 x 3.68)

**Kitchen/Breakfast Room**

11'10" x 17'5" (3.61 x 5.31)

**Bedroom One**

13'5" x 12'0" (4.10 x 3.68)

**Bedroom Two**

13'6" x 12'0" (4.14 x 3.68)

**Bedroom Three**

15'7" x 8'10" (4.77 x 2.71)

**Bedroom Four**

8'2" x 10'6" (2.51 x 3.21)

**Bedroom Five**

8'11" x 8'3" (2.73 x 2.53)

**Bathroom**

7'2" x 8'3" (2.19 x 2.53)

**WC**

**Single Garage**

15'1" x 8'10" (4.62 x 2.71)

**Large Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/26. Actual service availability at the property or speeds received may be different.

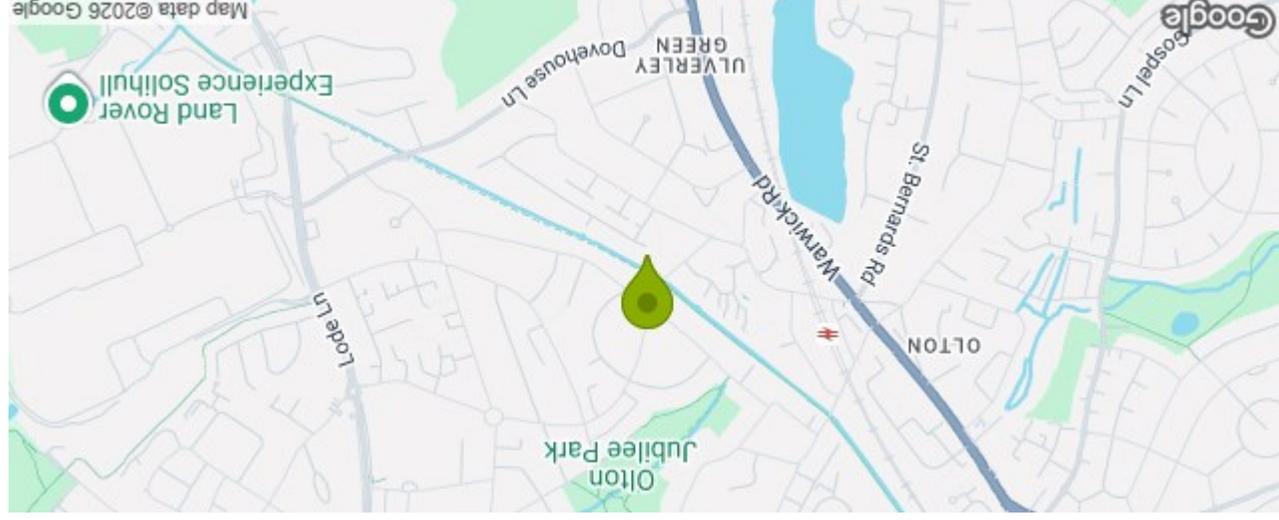
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

**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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

**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.

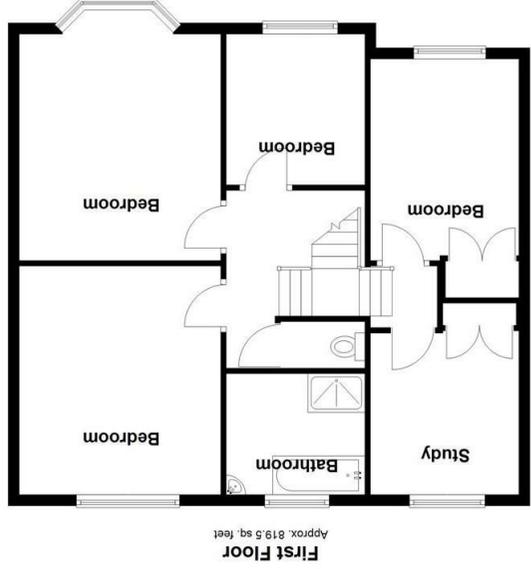
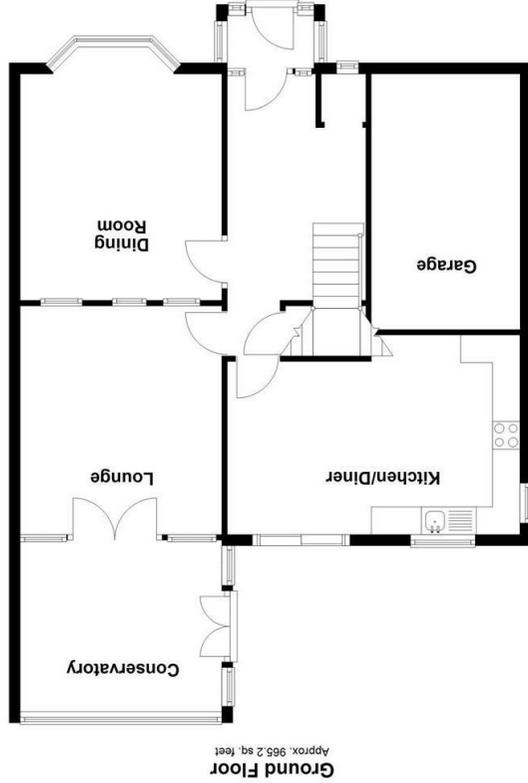


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 72  
Potential: 79

27 Bradbury Road Solihull Solihull B92 8AE  
Council Tax Band: D

Total area: approx. 1784.7 sq. feet



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.