

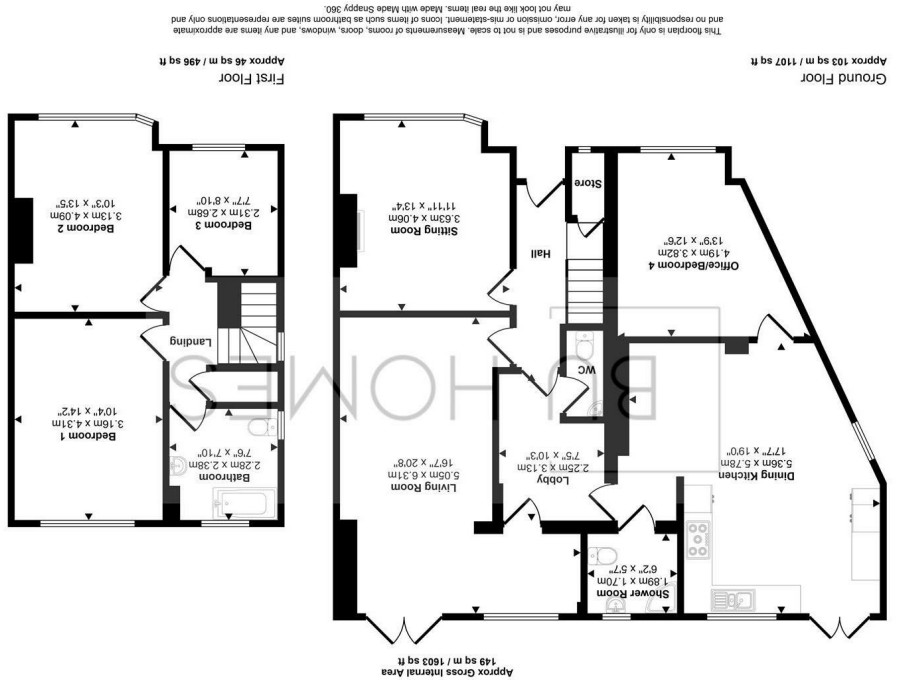
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>	
60	77
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

Council Tax Band D

Call us on  
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BRADBURY ROAD, SOLIHULL, B92 8AE



# BU HOMES

Asking price  
**£465,000**

**BRADBURY ROAD,  
SOLIHULL, B92 8AE**

- No Chain – Ideal for a Quick, Hassle-Free Move
- Planning Permission for a Second-Storey Side Extension
- Ample Off-Road Driveway Parking to Front
- Generous Kitchen Diner
- Good Sized Family Bathroom & Downstairs Shower Room
- Generous Widening Plot on a Peaceful Cul-De-Sac
- Scope to Create Your Dream Family Home
- Large Enclosed South-Westerly Rear Garden
- Three Excellent First Floor Bedrooms
- Versatile Ground Floor Room – 4th Bedroom/Home Office





## BRADBURY ROAD, SOLIHULL, B92 8AE



No Chain | Freehold | Quiet Cul-De-Sac | Large Garden | Planning Permission For Extension | Langley School Catchment

This deceptively spacious, well-presented, extended family home sits in a desirable cul-de-sac location and is being offered for sale with the benefit of no upward chain. Close to all local amenities, this home offers the benefit of both peace and convenience. Move straight in and enjoy whilst also having ample scope to improve and add your own stamp.

The ground floor accommodation briefly comprises an entrance hall, an enlarged L-shaped living room, a separate lounge, an inner lobby, a guests cloakroom, a spacious dining kitchen, a shower room and a versatile additional double bedroom/home office. Off the first floor landing, there are three excellent bedrooms and a good-size family bathroom. Outside, there is a large widening garden at the rear enjoying a private South-Westerly aspect.

The property is situated on a quiet road within the Langley School catchment, approximately 2 miles from Solihull Town Centre and an easy 10 minute walk to Olton Train Station. The property is also within close walking distance of bus stops, local parks and the well-catered Dovehouse Parade shops. Despite its residential location, commuting is a breeze with Birmingham Airport, Birmingham City Centre, main line train services and the M42 motorway all within quick and easy reach.

Book your viewing today!

