

# HUNTERS®

HERE TO GET *you* THERE



## Bradbury Road

Solihull, B92 8AE

£370,000



Council Tax: C



# 3 Bradbury Road

Solihull, B92 8AE

£370,000



## INTRODUCTION

Hunters are pleased to present this traditional three bedroom semi-detached house, situated in a popular location in Solihull, offering no upward chain.

Briefly comprising of a Porch, Entrance Hallway, Dining Room, Living Room, Kitchen, downstairs WC, three Bedrooms, one being a Single Bedroom, one family bathroom and an En-Suite. Benefits from a Driveway to the front with space for two cars and a garage to the rear.

Double Glazing and Gas Central Heating, both where specified.

All shops, schools and amenities are nearby including the popular 'Dovehouse Parade' which offers a range of local shops. Olton Train Station is within a short walk, with regular trains into the City Centre.

## ON THE GROUND FLOOR

### HALLWAY

Having fitted storage/cloaks cupboard.

### DINING ROOM (front)

11'9" x 11'5" (3.60m x 3.50m)

Having bay window to front and feature fireplace with tiled hearth and surround.

### LOUNGE (rear)

14'1" x 10'5" (4.30m x 3.20m)

Having feature fireplace with tiled hearth and surround, French windows leading to the garden at the rear.

### KITCHEN (rear)

11'1" x 7'10" (3.40m x 2.40m)

Having a range of fitted units comprising wall and base units, all with work surfaces, incorporating stainless steel sink unit with mixer tap. Also gas oven and hob. Space for washing machine. Access to

### LEAN-TO/TOILET/SHED

Access from the kitchen leads to useful lean-to, with access to outside WC and shed/store cupboard.

### ON THE FIRST FLOOR

Landing gives access to

### BEDROOM 1 (rear)

14'9" x 10'5" (4.50m x 3.20m)

### EN SUITE SHOWER ROOM

Having complimentary suite comprising shower cubicle, pedestal wash basin and low level WC.

### BEDROOM 2 (front)

11'5" x 10'5" (3.50m x 3.20m)

### BEDROOM 3 (front)

8'6" x 7'10" (2.60m x 2.40m)

Having window to front.

### FAMILY BATHROOM

7'10" x 5'2" (2.40m x 1.60m)

Having complimentary suite comprising bath, pedestal wash basin and low level WC.

### OUTSIDE

### DRIVEWAY / GARAGE

There is a brick paved driveway to the front with space for two cars and a garage to the rear.

## REAR GARDEN

The garden has a central lawn area surrounded by fully stocked borders to all sides.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

### SERVICES

Hunters understands from the vendor that mains drains, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES & FITTINGS

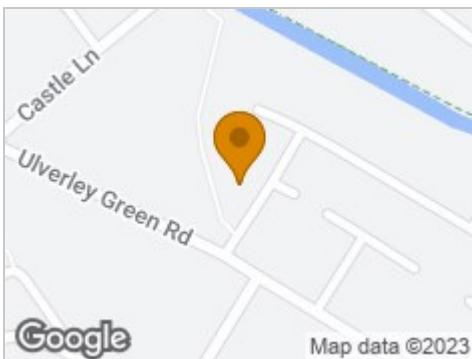
Only those items mentioned in these sales particulars will be included in the sale of the property.

## GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected/drained appliances. All measurements in our particulars are approximate.



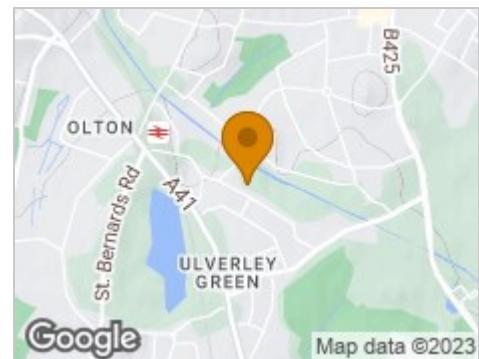
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



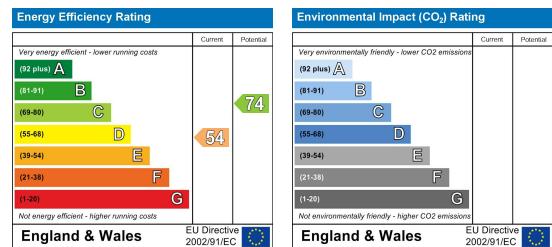
Total floor area 103.6 sq.m. (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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