



smarthomes

Bryanston Road

Solihull, West Midlands, B91 1EN

- A Very Well Presented and Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms
- Extended Breakfast Kitchen

£475,000

EPC Rating - D

Current Council Tax Band - E





Property Description

DRAFT SALES PARTICULARS

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side and UPVC double glazed doors with matching side windows leading into



Enclosed Porch

With an obscure glazed door with matching side windows leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

15' 9" x 12' 1" (4.8m x 3.68m) With UPVC double glazed bay window to front elevation, wall mounted radiator, two wall light points and a feature fire surround with living flame gas fire



Extended Reception Room Two to Rear

22' 4" x 11' 1" (6.81m x 3.38m) With double glazed patio doors leading to rear garden, double glazed window to side, living flame coal effect gas fire, two wall mounted radiators and four wall light points

Extended Breakfast Kitchen to Rear

14' x 12' 8" (4.27m x 3.86m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a Neff 4 ring gas hob with extractor hood over. Inset Neff double oven, tiling to splash back areas and floor, ceiling spot lights, gas plinth heater, double glazed patio doors and window to the rear aspect and glazed door to



Utility Room

8' 7" x 4' 8" (2.62m x 1.42m) Fitted with a wall and base units with a work surface over, space and plumbing for washing machine and slimline dishwasher and obscure double glazed doors to the front and rear of the property

Landing

With ceiling light point, double glazed window to side, access to loft space and doors leading off to

Bedroom One to Front

16' 5" x 10' 10" (5m x 3.3m) With double glazed bay window to front elevation, triple fitted wardrobes, radiator and ceiling light point

Bedroom Two to Rear

12' 4" x 12' 2" (3.76m x 3.71m) With double glazed window to rear elevation, fitted wardrobe, radiator and wall and ceiling light points



Bedroom Three to Front

12' 5" max x 7' 10" (3.78m max x 2.39m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point



Re-Fitted Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath with Triton shower and glass shower screen and a pedestal wash hand basin. Radiator, tiling to full height and floor, ceiling light point, airing cupboard and an obscure double glazed window

Separate W.C

Being re-fitted with a modern white suite low flush W.C, tiling to full height areas and floor and ceiling light point



Delightful Extensive Rear Garden

Being mainly laid to lawn with paved patio area, planted shrubs and bushes, hardstanding for greenhouse, timber framed shed and panelled fencing to boundaries

Garage

17' 10" x 7' 6" (5.44m x 2.29m) Located at the side of the property with side hung doors for vehicular access, wall mounted gas central heating boiler and fitted storage units

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E

