



smarthomes



- A Well Presented & Spacious Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Re-Fitted Breakfast Kitchen

## Bryanston Road, Olton, Solihull, B91 1EL

A well presented and spacious detached family home situated in a desirable location on a wide corner plot. Offering accommodation comprising two reception room, re-fitted breakfast kitchen, utility, guest W.C, three double bedrooms, re-fitted family bathroom, two side garages, driveway parking and a wide rear garden offering potential for further development subject to planning consent

£600,000

EPC Rating - TBC

Current Council Tax Band - E



## Property Description

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 situated on a wide corner plot and is set back from the road behind a tarmac driveway providing off road parking with laid lawn areas to sides, planted shrubs and bushes and a UPVC double glazed doors leading into



### **Enclosed Porch**

With a further glazed door with matching side windows leading to

### **Entrance Hallway**

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, cloaks cupboard and doors leading off to



### **Dining Room to Front**

14' 7" x 13' 6" (4.44m x 4.11m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point



### **Lounge to Rear**

14' 5" x 12' 6" (4.39m x 3.81m) With UPVC double glazed French doors with matching side windows leading to rear garden, wall mounted electric fire, wall mounted radiator and ceiling light point

### **Re-Fitted Breakfast Kitchen to Rear**

14' 8" x 8' (4.47m x 2.44m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Siemens 4 ring gas hob with feature extractor over. Inset double oven and grill, integrated fridge and freezer, integrated dishwasher, laminate flooring, under stairs storage cupboard, radiator, ceiling spot lights, UPVC double glazed window to the rear aspect and a part glazed door to

### **Utility**

10' 7" x 7' 10" (3.23m x 2.39m) With a fitted work surface with space and plumbing for washing machine and tumble dryer beneath, UPVC double glazed door and window to rear, obscure UPVC double glazed window to side, laminate flooring, central heating radiator, ceiling light points, door to garage and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Laminate flooring, chrome heated towel rail and ceiling light point

### **Landing**

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

### **Bedroom One to Front**

15' 2" x 11' 11" (4.62m x 3.63m) With double glazed bay window to front elevation, three double fitted wardrobe with display shelving, radiator and ceiling light point

### **Bedroom Two to Rear**

14' 3" x 12' 8" (4.34m x 3.86m) With double glazed window to rear elevation, radiator, fitted triple wardrobes with display shelving, and ceiling light point

### **Bedroom Three to Front**

10' 10" x 7' 11" (3.3m x 2.41m) With double glazed window to front elevation, radiator and ceiling light point

### **Re-Fitted Family Bathroom**

8' 8" x 7' 9" (2.64m x 2.36m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

### **Wide Rear Garden**

Being mainly laid to lawn with a crazy paved patio, gated side access and panelled fencing to boundaries. The garden provides superb potential for further development subject to planning consent

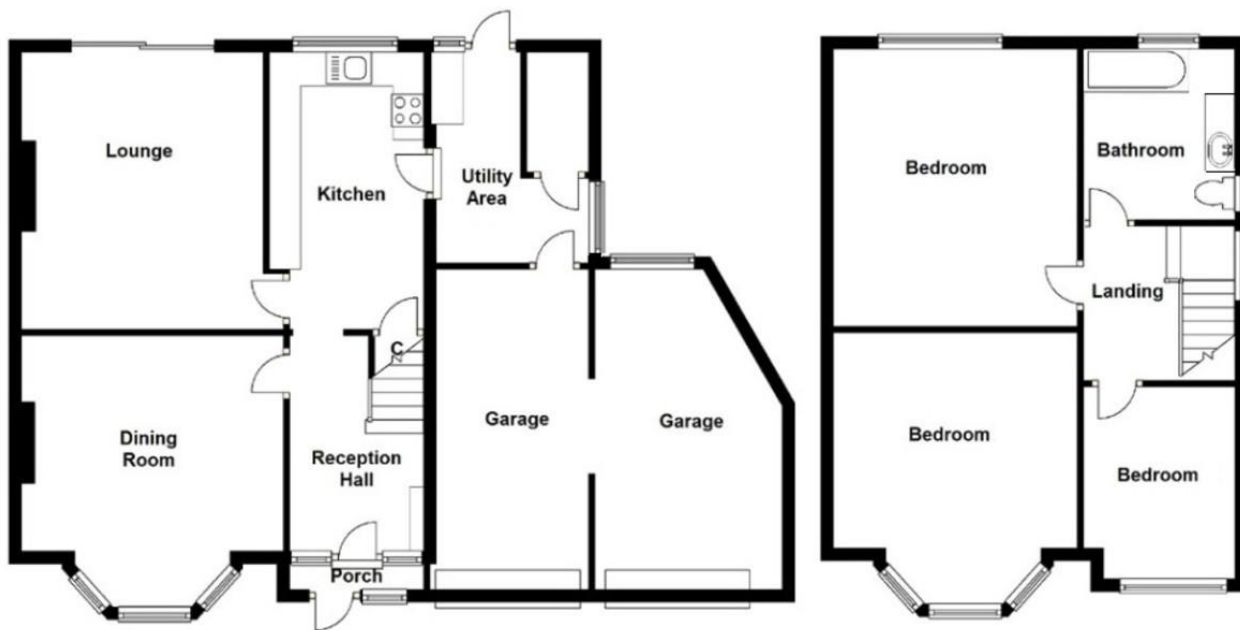
## Side Garages

18' 2" max x 18' max (5.54m max x 5.49m max) With dividing wall, two up and over doors for vehicular access, window to rear, gas central heating boiler, ceiling light point and courtesy door to utility

## 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 Nigel Hodges. Current council tax band - E





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