



smarthomes

Bryanston Road

Solihull, West Midlands, B91 1EL

- A Well Presented & Extended Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

£600,000

EPC Rating 73

Current Council Tax Band E





Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.

The property is set back from the road behind a lawned fore garden and block edged tarmac driveway providing generous off road parking extending to garage doors, external lighting and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, coving to ceiling, lighting and obscure glazed wooden door leading through to



Entrance Hallway

With ceiling spot lights, dado rail, radiator, marble flooring, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, vanity wash hand basin, tiling to splashback areas, ceiling spot lights, extractor and tiled flooring with under-floor heating

Reception Room One to Front

9' 6" x 11' 9" (2.9m x 3.6m) With double glazed bay window to front elevation, marble flooring, coving to ceiling, radiator and French doors leading through to

Reception Room Two to Rear

17' 0" x 12' 1" (5.2m x 3.7m) With double glazed windows incorporating French doors leading out to the rear garden, marble flooring, coving to ceiling, radiator and gas fireplace with marble hearth and surround

Extended Breakfast Kitchen to Rear

15' 1" x 14' 9" (4.6m x 4.5m) Being fitted with an attractive range of base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, six ring range style dual fuel cooker with extractor canopy over, space and plumbing for dishwasher, under counter fridge, radiator, spot lights to ceiling, tiled flooring, two double glazed windows to rear elevation, door to side passage and door to useful utility area with space and plumbing for washing machine and space for fridge freezer



Side Passage

14' 5" x 2' 7" (4.4m x 0.8m) With UPVC double glazed door to rear garden, tiled flooring, radiator, two ceiling light points, coving to ceiling and door leading through to garage

Accommodation on the First Floor

Landing

With ceiling light point, coving to ceiling, loft access, useful storage cupboard and doors leading off to

Bedroom One to Front

16' 4" x 10' 5" (5.0m x 3.2m) With double glazed bay window to front elevation, radiator, picture rail, ceiling light points and fan and fitted wardrobes with mirrored sliding doors

Bedroom Two to Rear

12' 5" x 11' 5" (3.8m x 3.5m) With double glazed window to rear elevation, radiator, picture rail and ceiling light points with fan

Bedroom Three to Front

13' 1" x 11' 9" (4.0m x 3.6m) With double glazed window to front elevation, radiator, picture rail, ceiling light point and built-in wardrobes





Bedroom Four to Front

9' 2" x 7' 6" (2.8m x 2.3m) With double glazed window to front elevation, radiator, wood effect flooring, useful over stairs storage area and ceiling spot lights

Family Shower Room to Rear

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, useful built-in storage cupboard and spot lights to ceiling

Spacious Four Piece Family Bathroom to Rear

12' 0" x 8' 6" (3.68m x 2.6m) Being fitted with a four piece white suite comprising; panelled bath, WC with enclosed cistern, vanity wash hand basin and shower cubicle with thermostatic shower, with fitted storage, tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, useful airing cupboard, ladder style heated towel rail and spot lights to ceiling



Pleasant Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, fencing to boundaries and a variety of mature shrubs, trees and bushes

Garage

15' 5" x 11' 9" (4.7m x 3.6m) With double garage doors to driveway, ceiling light point, radiator, double glazed window to side and wall mounted Worcester Bosch boiler, power points and sink area with tied splashback

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

PROPERTY DESCRIPTIONS ACT, SMART HOMES LIMITED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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.