



smarthomes

Bryanston Court, Grange Road

Solihull, B91 1BN

- Spacious Top Floor Apartment
- Three Good Sized Bedrooms
- En Suite Shower To Master & Re-Fitted Shower Room
- Spacious Living Room

£284,000

EPC Rating '56'





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.

Access to the property is gained via a communal entrance door which leads through to the communal hallway with stairs leading off to the upper floors.



The apartment is situated on the second floor and has an entrance door with spyhole leading through to

Dining Hall

16' 1" (Max) x 14' 6" (Max) (4.9m x 4.42m) With built-in cloaks cupboard with hanging rail and shelf over, central heating radiator, UPVC double glazed window to the rear, coving to ceiling, ceiling rose, part-glazed door to the inner hall and part-glazed double doors with side windows through to



Spacious Living Room

18' 6" (Into Bay) x 16' 5" (5.64m x 5m) Having a UPVC double glazed bay window with a lovely view to the front, door to the balcony, coving to ceiling and a central heating radiator.

Balcony

Having delightful private views to the front and wrought iron railing.



Re-Fitted Kitchen

10' 0" x 8' 2" (3.05m x 2.49m) Having an extensive range of matching re-fitted cream fronted base, wall and drawer units with roll-top work surfaces, built-in oven and grill, four ring electric hob, integrated fridge and freezer, dishwasher, washing machine, sink drainer unit with mixer tap, downlights and a UPVC double glazed window to the rear.

Bedroom One

13' 8" x 12' 5" (Max) (4.17m x 3.78m) Having coving to ceiling, UPVC double glazed window to the front, central heating radiator and doorway through to

En Suite Shower Room

With walk-in double shower area, frosted cube glass section, tiled floor and walls, heated towel rail, wash hand basin and WC.



Bedroom Two

13' 8" (Incl Wardrobes) x 11' 6" (Min) (4.17m x 3.51m) With UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and a wide range of matching wardrobes with ample hanging rails and shelving.



Bedroom Three

13' 7" x 8' 5" (4.14m x 2.57m) Having a UPVC double glazed window to the front and a central heating radiator.

Shower Room

7' 2" x 6' 8" (2.18m x 2.03m) Having a re-fitted white suite comprising bidet, WC, wash hand basin, fitted vanity unit, corner shower cubicle with thermostatic shower, frosted double glazed window to side and chrome heated towel rail.

Outside

There is a garage in the block to the rear with an up-and-over door and there are well tended communal gardens which are mainly laid to lawn with flower and shrubbery borders.



Tenure

We are advised by the vendor that the property is leasehold with approx. 60 years remaining on the lease, a service charge of approx. £1,684.98 per annum and a ground rent of approx. £67.50 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Second Floor
Approx. 106.0 sq. metres (1140.5 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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. All measurements are approximate and 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/tenants are advised to recheck the measurements