

Bryanston Road, B91

PROPERTY ADDRESS
114 Bryanston Road
Solihull
B91 1BP

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



Call Us
01215162222

Email Us
solihull@vision-properties.co.uk

vision

We look at
estate agency
differently.

vision

- Substantial four-bedroom detached family home extending to approximately 1,730 sq ft, set on the highly regarded Bryanston Road
- Generous reception room with bay window
- Stunning open-plan kitchen, diner and living space with separate utility and WC
- Dedicated study/home office, perfectly suited for remote working or flexible family use

Set on one of Solihull’s most established and highly regarded residential roads, this impressive four-bedroom family home offers well-balanced accommodation, combining generous room proportions, and excellent versatility for modern family life.

As soon as you walk through the door, the property makes a strong first impression. A welcoming entrance hallway sits at the heart of the home and provides access to all principal ground floor rooms. To the front, a beautifully proportioned bay-fronted reception room offers an ideal formal living space, flooded with natural light and perfectly suited to both everyday living and entertaining.

As you head into the heart of this home, it opens out into a superb open plan space that is not only aesthetically pleasing but has also been designed thoughtfully with the demands of modern family living in mind.

Although this is an open space, it is cleverly divided into three distinct areas: dining, kitchen and living. This layout ensures the space ‘flows’ perfectly and would suit every type of family.

The kitchen itself is well sized and thoughtfully laid out, with white gloss handleless wall and base units, granite worktops and fully integrated appliances. Supporting the kitchen is a separate utility room, keeping day-to-day practicality neatly tucked away, along with a convenient, cleverly designed WC.

Further enhancing the flexibility of the ground floor is a dedicated study/home office, ideal for those working from home, creating a children’s playroom or accommodating additional storage or hobby space. This level of adaptability is a key strength of the property and makes it particularly appealing to growing families.

To the first floor, the sense of space continues. The property offers four well-proportioned bedrooms, all of which comfortably accommodate double beds. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Bedrooms two and three are especially generous in size, with bedroom three enjoying a feature bay window that adds both character and excellent natural light.

Throughout the home, the layout flows naturally, with room sizes that are increasingly hard to find in modern builds, offering both immediate comfort and long-term adaptability.



Your Text Here



The property also benefits an immaculately maintained rear garden with three distinct seating areas to make the most of every bit of sun throughout the day – raised decking, patio and pergola area at the bottom of the garden.

Bryanston Road is widely regarded for its mature setting and convenient position, offering easy access to Solihull town centre, highly regarded local schooling, and a range of commuter links including road and rail connections. The location strikes a perfect balance between established residential living and everyday convenience.

Council Tax Band - E