



Bryanston Road, Solihull

Offers In Excess Of £425,000

- DETACHED
- TWO RECEPTION ROOMS
- GOOD SCHOOL CATCHMENTS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- GOOD SIZED PLOT AND GARDENS
- THREE BEDROOMS
- GREAT CENTRAL LOCATION
- HUGE SCOPE FOR IMPROVEMENT.
- SERIOUS ADDED VALUE POTENTIAL

Bryanston road can be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Or from Stoner Park Road leading Off Streetsbrook Road. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

A Three bedrooomed DETACHED property that would benefit from a full scheme of works. The Potential here is huge.

ENTRANCE HALL

Accessed via wooden front door and allowing access into reception rooms, kitchen and the first floor.

DINING ROOM

14'10 x 13'6 (4.52m x 4.11m)

A large reception room with bay window to front elevation.

LIVING ROOM

15 x 12'06 (4.57m x 3.81m)

A rear reception room with French doors opening onto rear garden.

KITCHEN

11'01 x 8'07 (3.38m x 2.62m)

A fully fitted kitchen with a range of wall mounted and base units. Integrated appliances including gas oven and hob, electric extractor, dishwasher, 1.5 bowl sink with mixer tap, space for fridge freezer. With a window to rear elevation and a door onto the lean to/utility area.

LEAN TO

With a separate WC and storage cupboard housing washing machine. Access into the rear garden and garage.

WC

Fitted WC with toilet and window to side elevation.

GARAGE

15'09 x 6'02 (4.80m x 1.88m)

A single garage with power and lighting with barn style doors.

BEDROOM ONE

14'11 x 12'07 (4.55m x 3.84m)

Large double room with bay window to front elevation.

BEDROOM TWO

14'00 x 12'07 (4.27m x 3.84m)

Another double room with window to rear elevation

BEDROOM THREE

10'03 x 7'11 (3.12m x 2.41m)

Bedroom with dormer style window to front elevation.

SHOWER ROOM

7'11 x 5'07 (2.41m x 1.70m)

A more rectly fitted room with large walk in shower with thermostatic controls, wash basin with vanity unit. Airing cupboard and window to rear elevation.

TOILET

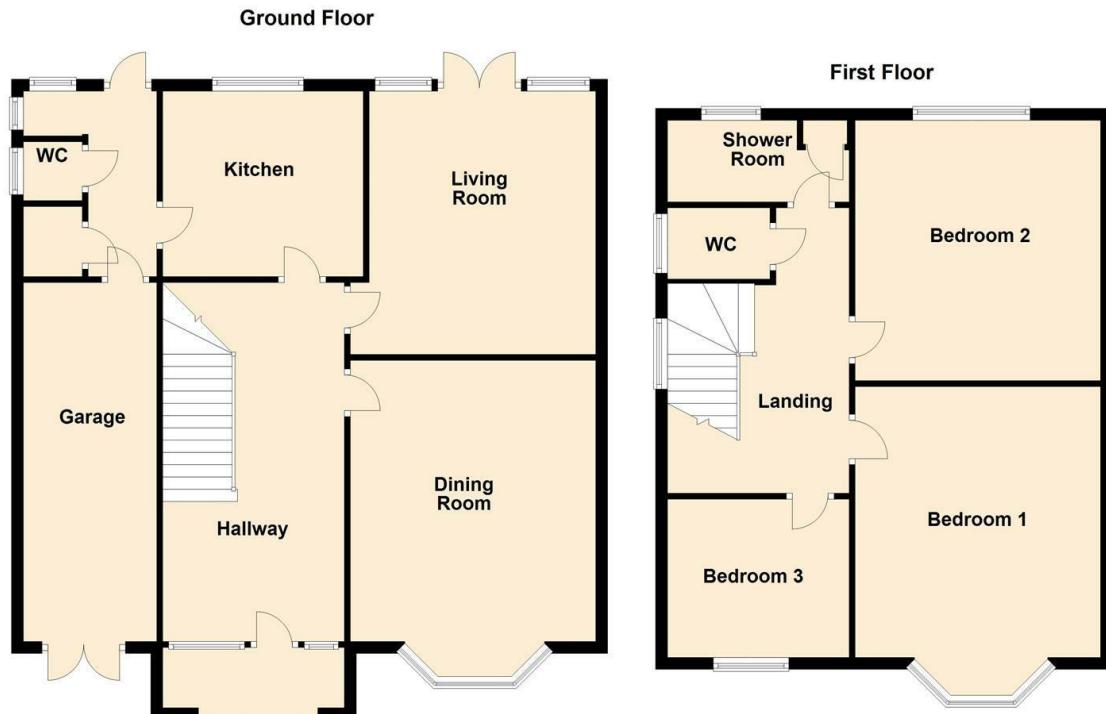
A separate WC with window to side elevation.

OUTSIDE

Having a particularly wide frontage this property has ample off road parking and also offers to potential for extensions subject to planning. To the rear we have large extending gardens that have been let go but could easily be restored to their former glory.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



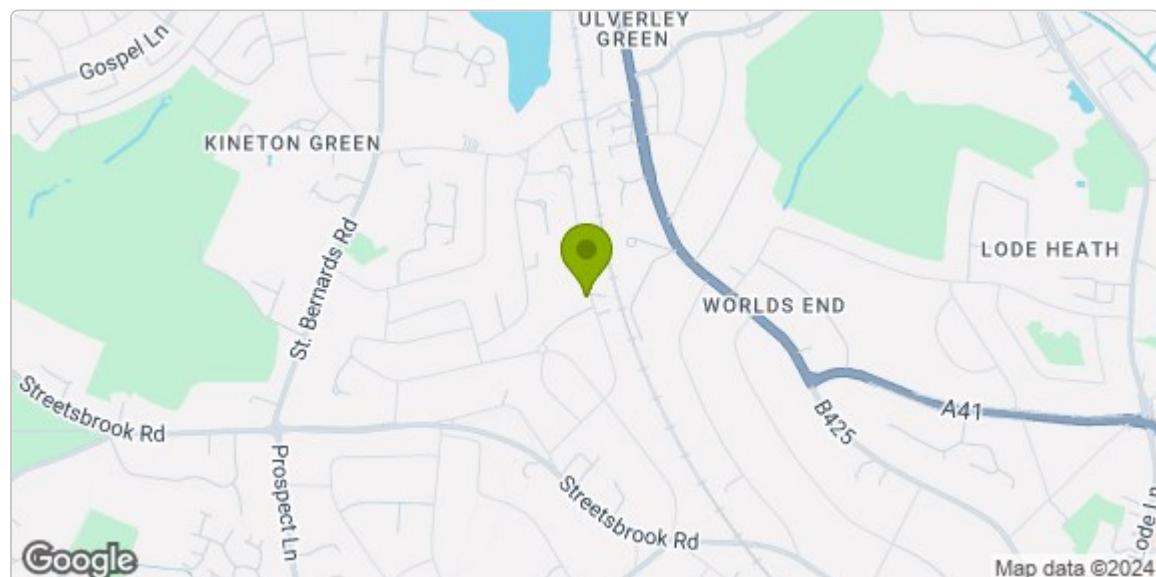
LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, opposite the Dovehouse parade of shops and turn left into Grange Road. Follow the road and take the next left onto Greswolde Road and an immediate left onto Bryanston road where the property can be found on the left hand side.

TENURE: We are advised that the property is freehold. This has not been verified.

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
63 Bryanston Road Solihull
Solihull B91 1BS

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		52
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			