

DRAKES

ESTATE AGENTS



Bryanston Road, Solihull, B91 1EN

£485,000

- A Traditional Style Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Utility Room
- Bathroom
- Separate WC
- Garage
- Off Road Parking
- South-Westerly Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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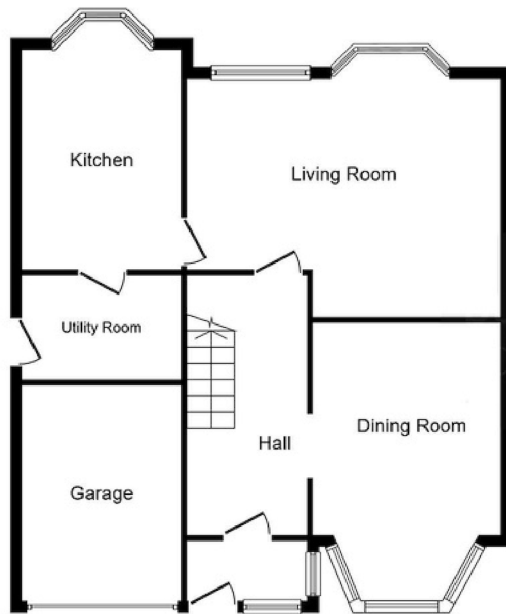


- Dining Room to Front - 4.78m x 3.63m (15'8" x 11'11") into bay
- Lounge to rear - 5.72m x 3.73m (18'9" x 12'3") max
- Kitchen to rear - 3.61m x 2.46m (11'10" x 8'1")
- Utility Room to side - 2.46m x 1.78m (8'1" x 5'10")
- Bedroom One to front - 3.25m x 4.98m (10'8" x 16'4")
- Bedroom Two to rear - 3.73m x 3.58m (12'3" x 11'9")
- Bedroom Three to front - 4.88m x 3.07m (16'0" x 10'1") max
- Garage - 4.24m x 2.26m (13'10" x 7'5")

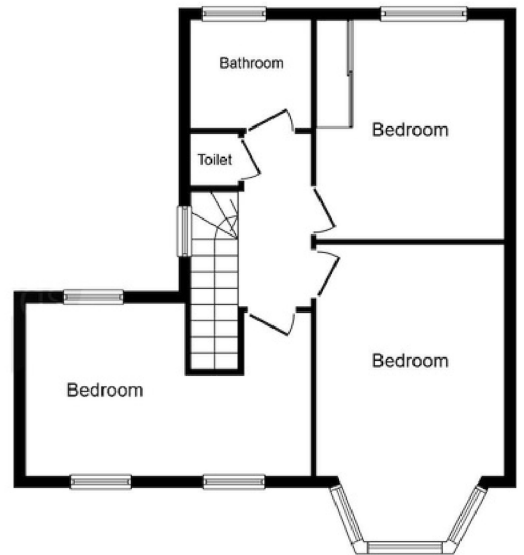
A traditional style extended semi-detached property situated on this popular road in Solihull with accommodation comprising in brief of entrance porch, reception hall, two reception rooms, extended kitchen, utility, three double bedrooms, bathroom, separate WC, garage and pleasant south-westerly facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		78
D (55-68)		
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: F
 EPC Rating: D
 Tenure: Freehold



Ground Floor



First Floor

is plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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