

Bryanston Court 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. 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 well proportioned two double bedroomed first floor apartment at the popular Bryanston Court. Offering flexible accommodation with a bright and airy feel benefitting from an extended lease.

Accessed via communal entrance leading to the front door. Entrance into the hallway; that has various storage cupboards' with open dining room and double glazed doors into the living room, fitted kitchen with a range of integrated appliances, two good sized double bedrooms with fitted storage options and the shower room. The property benefits from a single garage as well as ample communal parking and well maintained grounds.













## Communal Entrance Hall

**Entrance Hall** 

**Dining Room** 

8'3" x 14'7" (2.52 x 4.46)

Living Room

12'7" x 15'8" (3.86 x 4.78)

Kitchen

7'4" x 10'10" (2.25 x 3.31)

Bedroom One

11'7" x 18'6" (3.54 x 5.65)

Bedroom two

9'9" x 12'11" (2.99 x 3.94)

Shower Room

6'5" x 7'1" (1.98 x 2.17)

Single Garage

**Communal Parking And Gardens** 













Approx. 85.8 sq. metres (924.1 sq. feet) First Floor

Dining Fonude Kitchen Bedroom МооЯ Shower Bedroom

Total area: approx. 85.8 sq. metres (924.1 sq. feet)

Room

21/03/2025. Actual service availability at the property or speeds received may be different. currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however

on Z1/03/2025). Please note that actual services available may be different depending on the particular circumstances, MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker ofcom org.uk

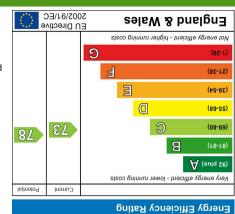
precise location and network outages.

VIEWING: By appointment only with the office on the number below O121 711 1772

are in working order. equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only

delay in agreeing the sale. reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 may use approved external services which review publicly available information on companies and individuals. Any review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of

## Council Tax Band: D 32 Bryanston Court Grange Road Solihull B91 1BN



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

Map data @2025 **algood** MOBLES END Medstone Farm Ad LODE HEATH KINETON GREEN Social Climbing Solihull пл эглочэлод GREEN ULVERLEY

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