



63 BRYANSTON ROAD, SOLIHULL, B91 1BS

ASKING PRICE OF £585,000

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Property
- Renovated To A High Standard Throughout
- Original Features
- Large Driveway
- Landscaped Garden
- Two Reception Rooms
- Garage
- No Upward Chain



Ruxton are pleased to offer for sale this beautifully renovated three bedroom detached house, situated in a highly sought after location. This well-presented home combines modern living with a wealth of original character, offering spacious rooms and high-quality finishes throughout. No Upward Chain.

HALLWAY A spacious hallway featuring original tiles, adding character and charm to the entrance.

RECEPTION ROOM ONE 13' 5" x 14' 3" (4.106m x 4.362m)

A light and spacious room with real wood flooring and an original fireplace, offering a cosy yet elegant atmosphere.

RECEPTION ROOM TWO 14' 5" x 12' 6" (4.410m x 3.813m)

A generously sized room with real wood flooring and stunning modern patio doors leading directly to the garden.

KITCHEN 11' 0" x 7' 11" (3.364m x 2.431m)

A modern shaker style kitchen with a window offering lovely views of the garden.

SUN ROOM Off the kitchen, this bright sunroom features built-in storage and leads to the garage, with access to a convenient downstairs WC.

DOWNSTAIRS WC A well placed WC for added convenience on the ground floor.

FIRST FLOOR LANDING A central landing providing access to all upstairs rooms.

BATHROOM 7' 11" x 8' 8" (2.427m x 2.665m)

A modern bathroom with views overlooking the garden, featuring high quality fixtures and fittings.

BEDROOM ONE 14' 5" x 12' 7" (4.398m x 3.838m)

A large, bright bedroom with lovely views of the rear garden, offering a peaceful retreat.

BEDROOM TWO 14' 9" x 12' 7" (4.496m x 3.853m)

A spacious, light filled bedroom at the front of the house, providing ample room and natural light.

BEDROOM THREE 7' 11" x 8' 1" (2.420m x 2.473m)

A well-proportioned third bedroom, ideal for a variety of uses.

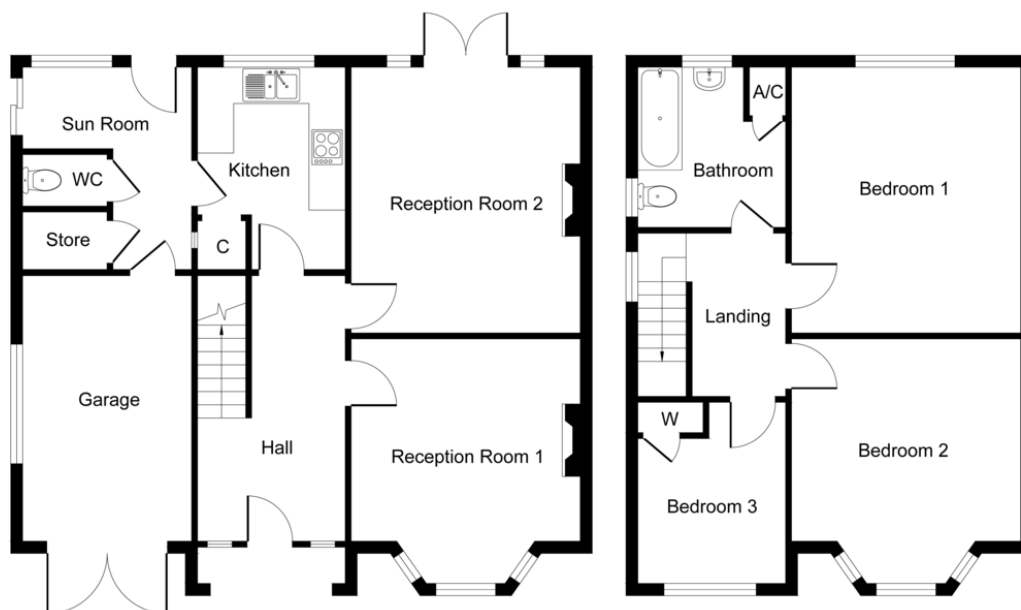
DRIVEWAY A large driveway with side access to the property, providing ample parking space.

GARAGE Integral garage offering additional storage or parking space.

REAR GARDEN A beautifully landscaped rear garden, perfect for outdoor entertaining or relaxing.



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor

First Floor

Approx. Gross Internal Floor Area 1,364 sq. ft / 126.69 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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