



Bryanston Road  
Solihull







### Property Description

Due to personal reasons the vendor has decided to sell before finishing refurbishment. The hard work has been done. Final fixtures need to be added with minor snags to finish.

This large detached family house comprises of: large frontage with front garden and good size driveway; entrance hallway; front dining room; extended rear lounge with sky lantern; extended kitchen - fixtures ready for a new buyer to install; separate utility room; first floor landing; four double bedrooms; master ensuite and family bathroom with plumbing connections and fixtures ready for a new owner to install; spacious rear garden; and garage.

This is a must view to fully appreciate size and current condition.

### Entrance Hallway

Two double glazed windows and door to front elevation and central heating radiator.

### W.C

Heated towel rail, wash hand basin, space and connections for WC.

### Dining Room

14' 3" into bay x 13' 2" ( 4.34m into bay x 4.01m )  
Double glazed bay window to front elevation and central heating radiator.

### Lounge

27' 4" x 13' 4" ( 8.33m x 4.06m )  
Double glazed bi fold doors to rear elevation, double glazed sky lantern and two central heating radiators.

### Kitchen

21' 10" max x 15' 2" max ( 6.65m max x 4.62m max )

Double glazed bi fold doors to rear elevation, double glazed sky lantern, double glazed window to side elevation, kitchen in property to be fitted comprises of a range of wall and base unit, work surface, sink and drainer unit, dishwasher, oven and hob.

### Utility Room

.7' x 5' 1" ( 2.13m x 1.55m )

Double glazed door to side elevation, a range of wall and base storage units, space and plumbing for washing machine and heated towel rail.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

14' 4" x 12' 8" ( 4.37m x 3.86m )

Double glazed window to rear elevation and central heating radiator.

## En-Suite

Double glazed window to rear elevation, plumbing for wash hand basin, W.C, heated towel rail and shower (to be installed).

## Bedroom Two

12' 7" x 14' 10" into bay ( 3.84m x 4.52m into bay )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

15' 10" into window recess x 7' 6" ( 4.83m into window recess x 2.29m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Four

9' 1" into window recess x 7' 7" ( 2.77m into window recess x 2.31m )

Double glazed window to front elevation, central heating radiator and storage.

## Bathroom

Double glazed window to rear elevation, W.C, plumbing for bath or shower (fixtures ready to be installed).

## Front Garden

Large driveway providing off road parking and side access to rear.

## Rear Garden

South facing garden, patio area leading to laid lawn, mature trees and bushes to sides and rear.

## Garage

12' 1" x 7' 7" ( 3.68m x 2.31m )

Door to front elevation.







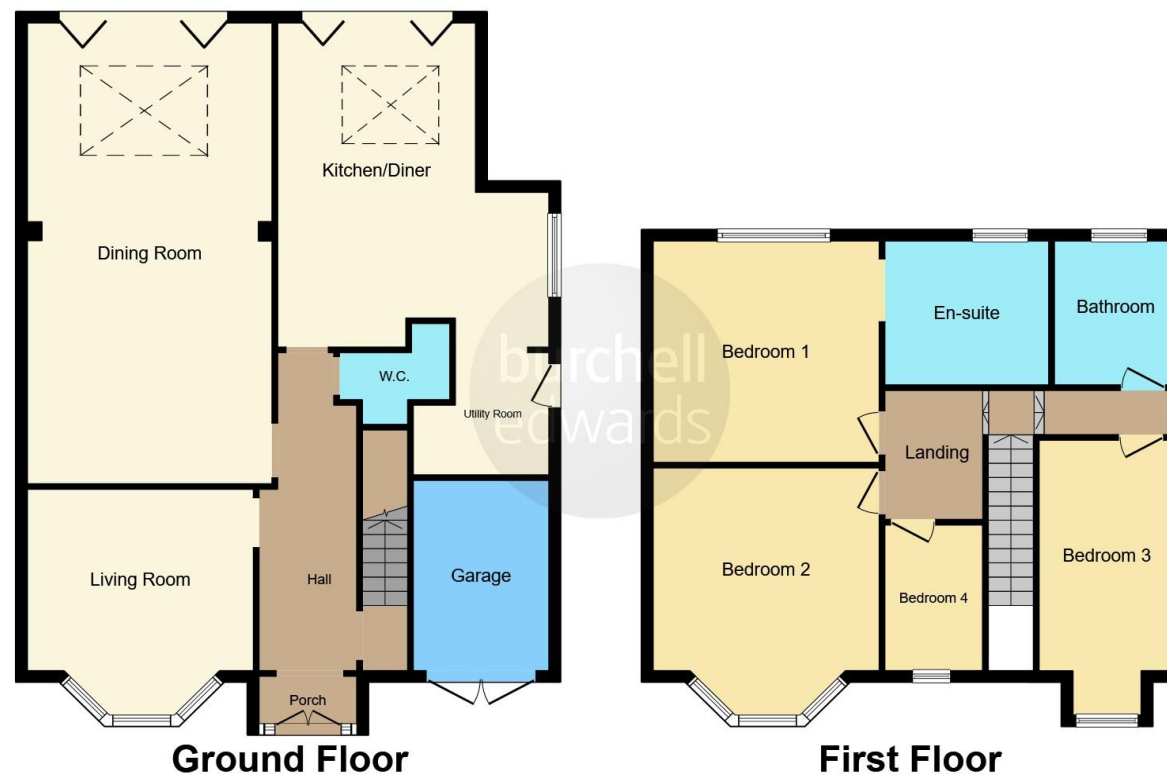


**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

EPC Rating: F

Tenure: Freehold

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