

HUNTERS®

HERE TO GET *you* THERE



Grange Road

Solihull, B91 1BN

£250,000



Council Tax: D



14 Grange Road

Solihull, B91 1BN

£250,000



Information

A spacious and well-presented two-bedroom first floor apartment situated within the highly desirable Bryanston Court development in Solihull, B91 1BN.

This attractive apartment offers generous accommodation throughout, featuring a bright and spacious living room along with a separate dining room, providing an ideal space for both relaxing and entertaining. The kitchen is well-proportioned and benefits from ample storage space and practical work surfaces.

The property further comprises two generously sized bedrooms and a well-appointed family bathroom. Offering excellent proportions throughout, this apartment is perfectly suited to downsizers, first-time buyers, or investors alike.

Bryanston Court is conveniently located within easy reach of Solihull Town Centre, local amenities, excellent transport links, and well-regarded schools, making it a highly convenient and sought-after residential location.

Location

Bryanston Court is a highly desirable residential development situated just off Grange Road in the heart of Solihull, one of the Midlands' most sought-after locations. The property enjoys a peaceful setting while remaining within easy reach of Solihull Town Centre, which offers an excellent range of shops, restaurants, bars, and leisure facilities, including the popular Touchwood Shopping Centre.

The location is ideal for commuters, benefiting from excellent transport links with nearby Solihull Train Station providing direct services to Birmingham,

Warwick, and London Marylebone. The M42, M40, and Birmingham International Airport are also conveniently accessible.

Residents can enjoy a variety of nearby parks, green spaces, and local amenities, with supermarkets, cafés, and everyday conveniences all close at hand. The area is also well regarded for its excellent local schooling, making Bryanston Court an ideal location for professionals, downsizers, and families alike.

Living Room

20'1 x 12'6 (6.12m x 3.81m)

Dining Room

15'5 x 9'4 (4.70m x 2.84m)

Kitchen

10'2 x 7'1 (3.10m x 2.16m)

Bedroom One

15'2 x 9'11 (4.62m x 3.02m)

Bedroom Two

14'1 x 10'0 (4.29m x 3.05m)

Bathroom

7'10 x 6'9 (2.39m x 2.06m)

Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Service Charge

annual costs Etc etc – then add - Hunters have not checked the legal documentation to verify the

status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to



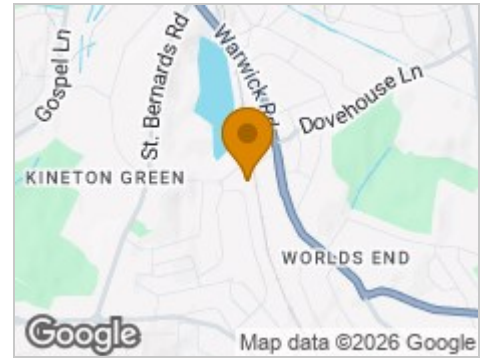
Road Map



Hybrid Map



Terrain Map



Floor Plan



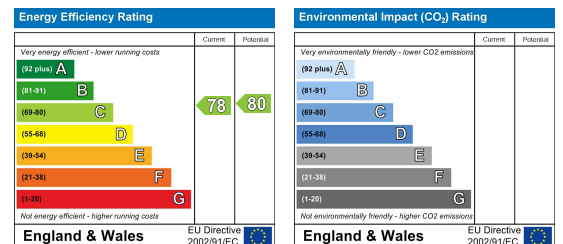
Total floor area 78.8 sq.m. (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.