



smarthomes

**Bryanston Road**

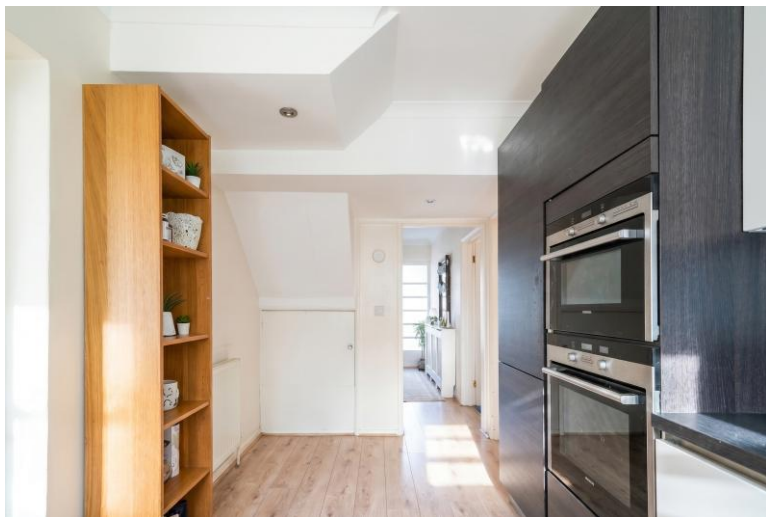
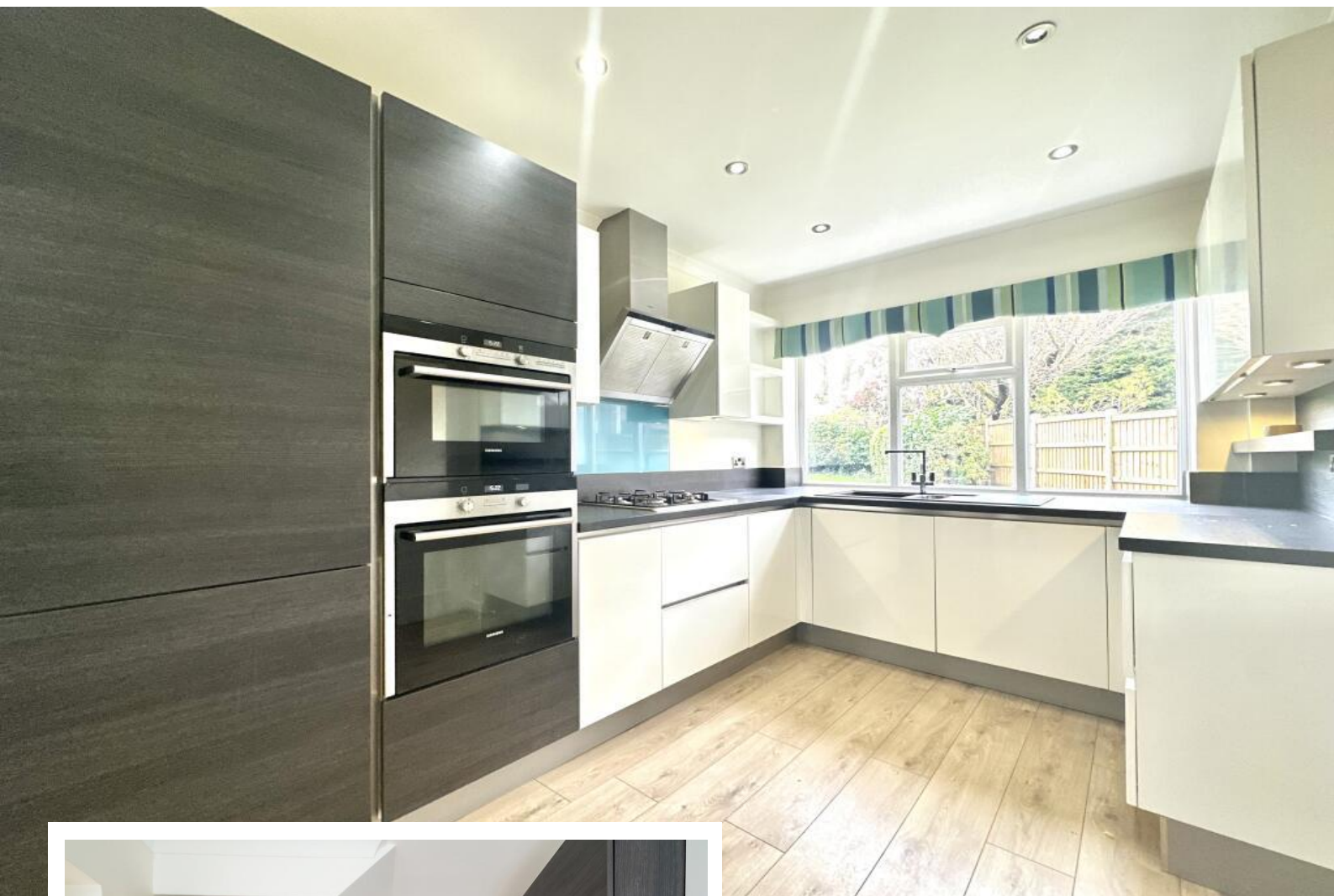
Solihull

- A Spacious Detached Family Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms & Modern Kitchen
- Superb Potential for Extension STPP

**£630,000**

Current EPC Rating - C  
Current Council Tax Band - E

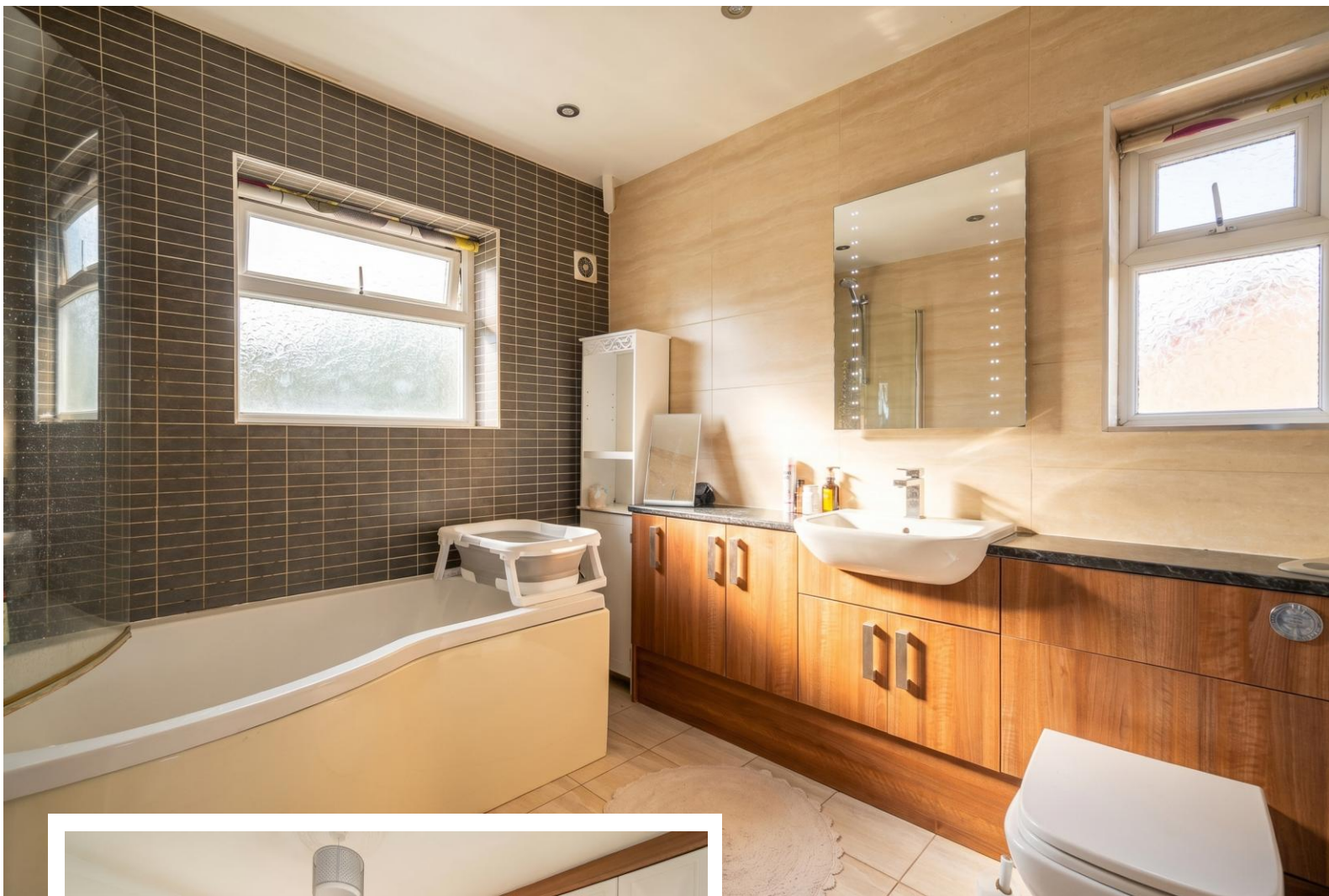




## Property Description

A well presented and spacious detached family home situated in a desirable location on a wide corner plot. Offering accommodation comprising two reception room, re-fitted breakfast kitchen, utility, guest W.C, three double bedrooms, re-fitted family bathroom, two side garages, driveway parking and a wide Southerly facing rear garden offering potential for further development subject to planning consent

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Reception Room One to Front 4.6m x 4.1m (15'1" x 13'5")

Reception Room Two to Rear 4.5m x 4.1m (14'9" x 13'5")

Re-Fitted Breakfast Kitchen to Rear 3.8m x 2.3m (12'5" x 7'6")

Utility 3.2m max x 2.4m (10'5" max x 7'10")

Guest W.C

Bedroom One to Front 4.6m x 3.2m (15'1" x 10'5")

Bedroom Two to Rear 4.3m x 3.8m (14'1" x 12'5")

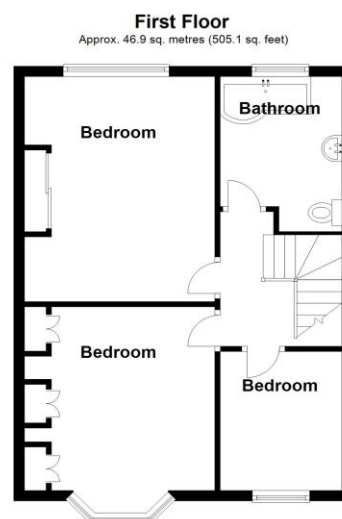
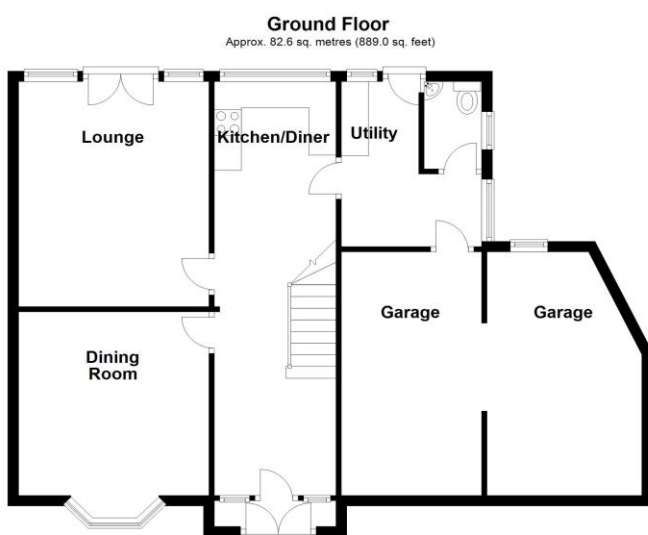
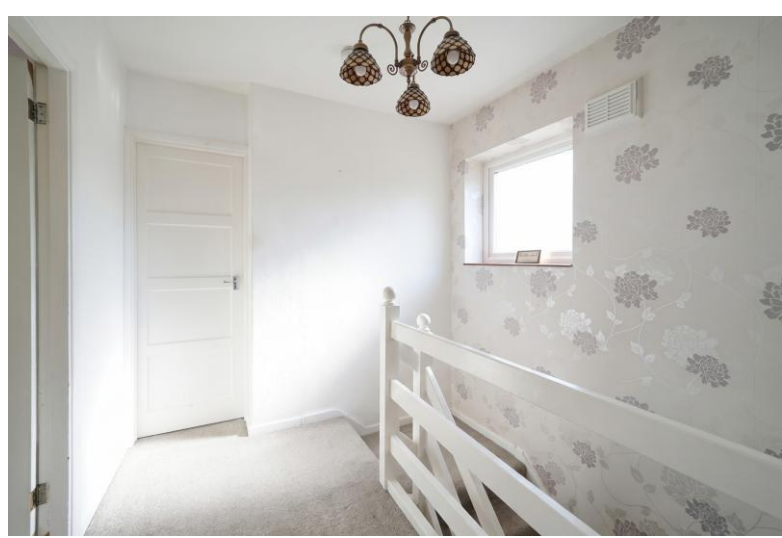
Bedroom Three to Front 3.2m x 2.4m (10'5" x 7'10")

Re-Fitted Family Bathroom 2.5m x 2.3m (8'2" x 7'6")

Side Garages 5.4m x 5.4m (17'8" x 17'8")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

316 Stratford Road  
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Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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.