



Braemar Road, Solihull
Marketed by Tom Cooper powered by eXp



Description

Welcome to 17 Braemar Road – a lovely family home perfectly positioned just a short stroll from Olton Station, with easy access to both Solihull town centre and Birmingham, making it ideal for commuters and busy family life alike. To the front, there's a driveway providing off-road parking, along with shared side access leading to the garage. Step through the porch and into a warm, welcoming hallway that sets the tone for the rest of the home.

At the front of the house, there's a bright lounge with a bay window, while the heart of the home is the open-plan kitchen/diner – a modern and stylish space complete with integrated appliances and plenty of room for entertaining. There's also a handy utility room housing the combi boiler, and a rear extension that adds an additional sitting room overlooking the garden – a perfect spot to relax and unwind.

Upstairs, you'll find two good-sized double bedrooms and a third single room, along with a contemporary family bathroom.

The rear garden is a real highlight – private, not overlooked, and designed for enjoyment, with a patio area, lawn, and raised decking that's ideal for summer evenings and weekend get-togethers.

A well-presented home in a great location – ready to move into and enjoy.

Additional information

Tenure: Freehold

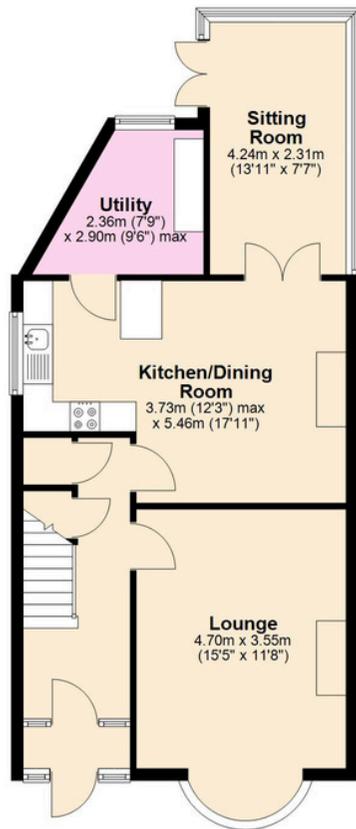
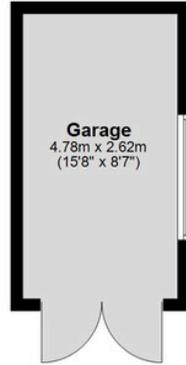
Sellers Onwards Position: Onwards purchase to be agreed

EPC Rating: D

Council Tax Band: C

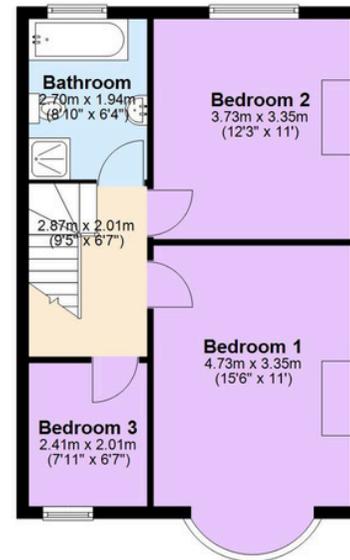
Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 111.7 sq. metres (1202.5 sq. feet)





Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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