



HUNTERS[®]
HERE TO GET *you* THERE

93 Bryanston Road, Solihull, B91 1BS

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Offers Over £485,000

Situated on the highly desirable Bryanston Road, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to create their ideal family home. Set back from the road behind a lovely landscaped front garden and driveway, the property offers excellent potential throughout.

The ground floor comprises an open-plan through lounge/dining area, a fitted kitchen, spacious lean-to, and garage, providing flexible living accommodation with scope for redesign and modernisation.

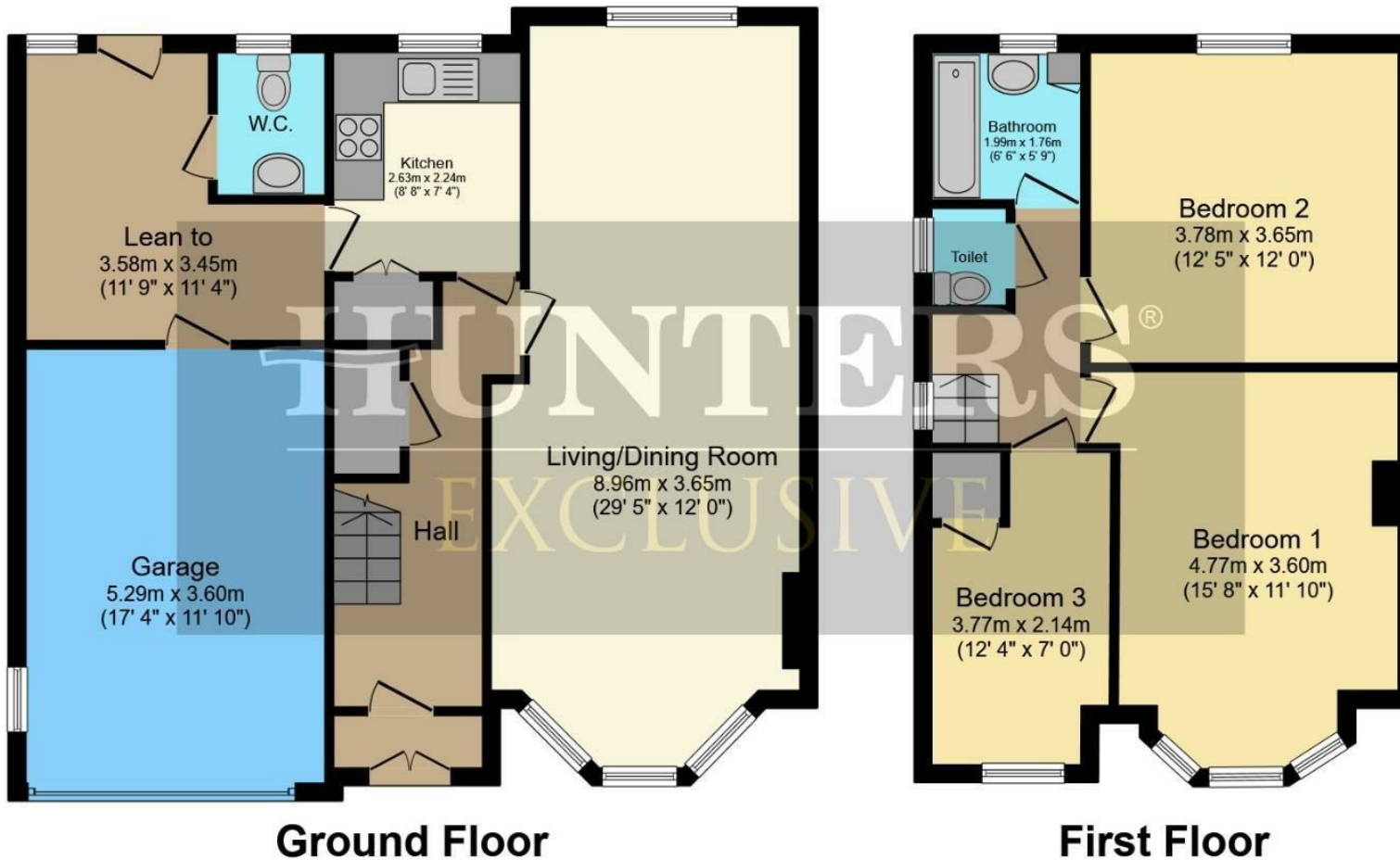
To the first floor are two generous double bedrooms, a further single bedroom, and a family bathroom.

Requiring full renovation, this property offers the perfect chance to put your own stamp on a home in one of Solihull's most sought-after residential locations.

To the rear, the property benefits from a stunning private garden, offering a wonderful outdoor space with huge potential for landscaping and entertaining.

Early viewing is highly recommended to appreciate the location, plot, and opportunity on offer.

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Total floor area 125.4 sq.m. (1,350 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Location

Located on the highly sought-after Bryanston Road in the heart of the popular B91 postcode, this property enjoys a prime residential setting within easy reach of everything Solihull has to offer. The area is renowned for its attractive tree-lined streets, excellent schooling, and superb commuter links.

Solihull town centre is just a short distance away, offering an excellent range of shopping facilities, restaurants, cafés, and leisure amenities, including the popular Touchwood Solihull shopping and entertainment complex.

The property is ideally positioned for access to highly regarded local schools, both state and private, making it particularly appealing for families. Excellent transport links are also close by, including Solihull Railway Station with direct services to Birmingham and London, together with convenient access to the M42, NEC, and Birmingham Airport.

Bryanston Road combines peaceful suburban living with excellent convenience, making it one of Solihull's most desirable residential locations.

Living / Dining Room

29'5 x 12'0

Kitchen

8'8 x 7'4

Lean To

11'9 x 11'4

Bedroom One

15'8 x 11'10

Bedroom Two

12'5 x 12'0

Bedroom Three

12'4 x 7'0

Bathroom

6'6 x 5'9

Garage

17'4 x 11'10

Tenure

The Agent understands that the property is Freehold. 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.

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 E.

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.

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.

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 verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

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.

Reservation Agreement

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2400 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:


A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later

Professional AML checks taken care of

Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
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FOR SALE

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