



Bryanston Road, Solihull

Guide Price £675,000





PROPERTY OVERVIEW

We are pleased to present this stunning five-bedroom semi-detached family home, located on a quiet and highly sought-after road. The property boasts a beautiful presentation throughout and has been tastefully extended and remodelled by the existing owners to provide a spacious and welcoming living environment.

Upon entering, you are greeted by a welcoming entrance hallway that offers ample storage space for coats and shoes. The heart of the home is the delightful open plan kitchen/diner, which has been extended to create a bright and airy space with an abundance of natural light. The sliding doors open onto a patio, perfect for entertaining or enjoying the sunshine.

The ground floor also features two versatile reception rooms, one currently used as a living room and the other as a family room, which could also be utilised as a formal dining area. Additionally, there is a home office, a guest toilet, and a utility room, providing all the necessary amenities for modern family living.





Upstairs, you will find five generously sized bedrooms, with the principal bedroom offering fitted wardrobes and a large bay window that floods the room with natural light. All bedrooms are serviced by a large family bathroom, featuring modern fixtures and fittings. Further to this, the groundworks have been completed to accommodate an ensuite upstairs.

Outside, the property benefits from a large lawn garden with a patio seating area, perfect for alfresco dining or relaxing in the evenings. To the front of the property, there is a wide driveway providing ample parking space for multiple vehicles, side access and an EV Charger.

In conclusion, this property offers a fantastic opportunity for a growing family seeking a spacious and well-presented family home in a desirable location within Oak Cottage Catchment. With its tasteful design, versatile living spaces, and convenient amenities, this property is sure to impress even the most discerning buyer. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- Five Bedroom Semi-Detached Family Home
- Tastefully Extended & Remodelled By The Existing Owners
- Stunning Open Plan Kitchen / Diner
- Two Spacious Reception Rooms
- Home Office & Practical Utility
- Five Generously Sized Bedrooms
- Beautifully Maintained Rear Garden
- Large Driveway For Multiple Vehicles
- Early Viewing Essential



PORCH

HALLWAY

LIVING ROOM

12' 4" x 12' 2" (3.75m x 3.70m)

FAMILY ROOM

19' 8" x 11' 0" (6.00m x 3.35m)

OPEN PLAN KITCHEN/DINER

19' 8" x 15' 7" (6.00m x 4.75m)

WC

UTILITY

8' 2" x 7' 9" (2.50m x 2.35m)

STUDY

7' 10" x 7' 9" (2.40m x 2.35m)

SIDE PASSAGE

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 12' 2" (3.80m x 3.70m)

BEDROOM TWO

12' 6" x 11' 2" (3.80m x 3.40m)

BEDROOM THREE

13' 1" x 8' 0" (4.00m x 2.45m)

BEDROOM FOUR

10' 2" x 7' 10" (3.10m x 2.40m)

BEDROOM FIVE

9' 2" x 7' 9" (2.80m x 2.35m)

FAMILY BATHROOM

8' 6" x 6' 9" (2.60m x 2.05m)



OUTSIDE THE PROPERTY

TOTAL SQUARE FOOTAGE

162.0 sq.m (1744 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Cooker, extractor, fridge freezer, dishwasher, garden shed, all carpets and blinds and car charging point installed in 2021.

ADDITIONAL INFORMATION

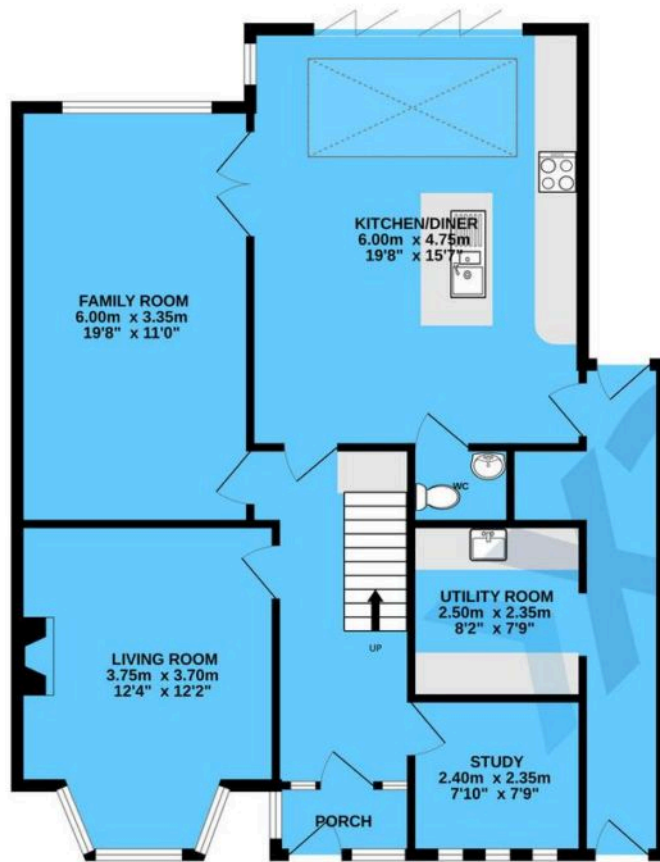
Services - water on a meter, mains electricity and sewers. Broadband - cable & FTTP (fibre to the premises). Loft space - not boarded.

INFORMATION FOR POTENTIAL BUYERS

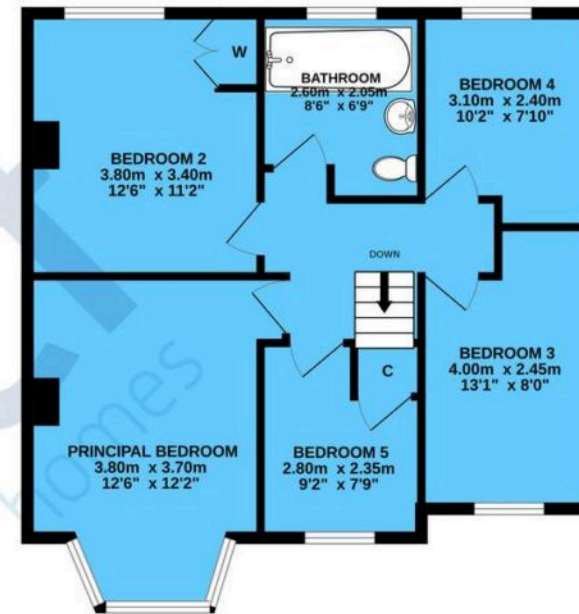
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 162.0 sq.m. (1744 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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