



Bryanston Road, Solihull

Guide Price **£595,000**





PROPERTY OVERVIEW

This impressive three bedroom dormer bungalow is offered with no upward chain and occupies a prime corner plot, providing excellent scope for extension or redevelopment (subject to the necessary planning permissions). Set behind a large in and out driveway, the property benefits from a generous foregarden and well established shrubs that create a sense of privacy from the road. Upon entering, you are welcomed by a spacious entrance hallway that leads to a large living room, filled with natural light. The fitted kitchen is complemented by a substantial utility area and a convenient guest cloakroom. The formal dining room is ideal for entertaining, while two double bedrooms on the ground floor both feature fitted wardrobes for ample storage. A family bathroom serves the ground floor, and a versatile snug offers additional living space, with stairs rising to the first floor. Upstairs, a large landing provides flexibility for a study or reading area, and leads to a further double bedroom and a second bathroom. The property's layout and generous proportions offer excellent potential for families or those seeking adaptable accommodation. The outside space is equally impressive, with a tandem garage providing ample parking and storage options.



The wide south facing rear garden is a particular highlight, offering a large patio seating area that is perfect for alfresco dining or relaxing in the sunshine and a well established pond. The garden is laid mainly to lawn and bordered by mature shrubs and trees, ensuring privacy and a pleasant outlook throughout the year. The corner plot position not only enhances the sense of space but also provides additional garden area to the side, creating further opportunities for landscaping or future development. The property's established gardens and generous driveway make it ideal for those seeking both outdoor space and convenience, with local amenities and schools just a short distance away. With excellent potential and a sought after location, early viewing is highly recommended to appreciate all that this unique 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: F

Tenure: Freehold





- Three Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Scope For Development / Extension Subject To Planning Permission
- Excellent Corner Plot Close To All Amenities & Schools
- Set Behind A Large In & Out Driveway
- Three Generously Sized Double Bedrooms
- Two Family Bathrooms
- Tandem Garage & Practical Utility
- South Facing Rear Garden, With Patio Seating Area & Well Established Pond

PORCH

ENTRANCE HALLWAY

7' 7" x 8' 1" (2.31m x 2.47m)

LIVING ROOM

17' 5" x 13' 5" (5.31m x 4.08m)

DINING ROOM

11' 8" x 9' 7" (3.55m x 2.93m)

KITCHEN

11' 11" x 10' 0" (3.63m x 3.06m)

UTILITY

8' 1" x 9' 7" (2.47m x 2.91m)

WC

INNER HALL

9' 3" x 5' 1" (2.83m x 1.56m)

SNUG

9' 5" x 8' 0" (2.87m x 2.45m)

BEDROOM ONE

13' 3" x 13' 1" (4.04m x 3.99m)

BEDROOM TWO

10' 10" x 11' 10" (3.29m x 3.61m)

BATHROOM

8' 4" x 7' 8" (2.53m x 2.33m)



FIRST FLOOR

LANDING

14' 6" x 10' 6" (4.43m x 3.20m)

BEDROOM THREE

11' 2" x 13' 11" (3.40m x 4.24m)

BATHROOM

8' 9" x 10' 4" (2.67m x 3.16m)

OUTSIDE THE PROPERTY

TANDEM GARAGE

8' 0" x 29' 2" (2.43m x 8.90m)

TOTAL SQUARE FOOTAGE

170.0 sq.m (1829 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WIDE GARDEN & LARGE PATIO SEATING AREA

With well established pond

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Tesco microwave, Fridgemaster fridge, Grundig freezer, Hotpoint dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

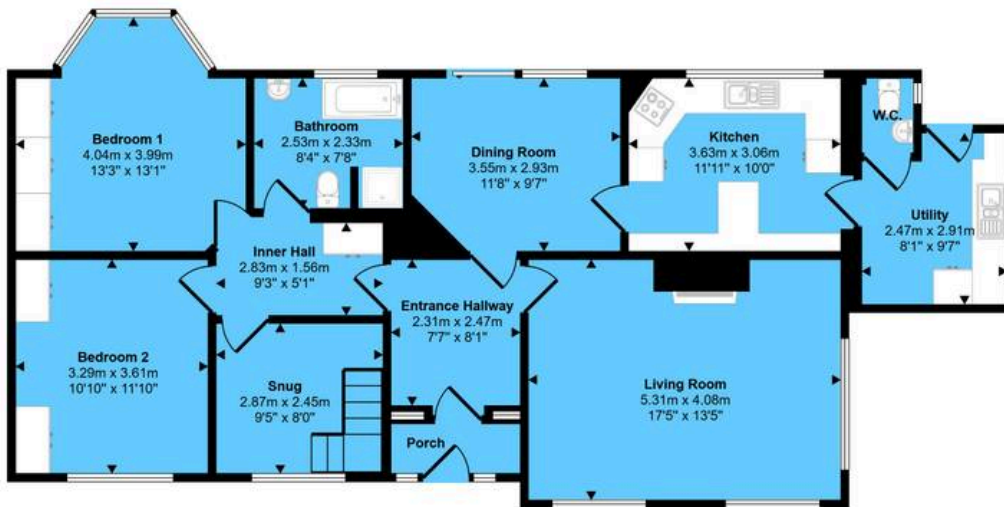
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

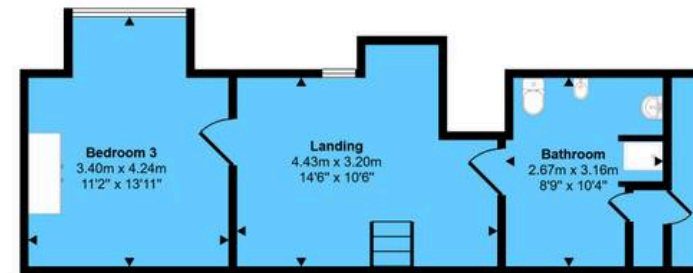
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



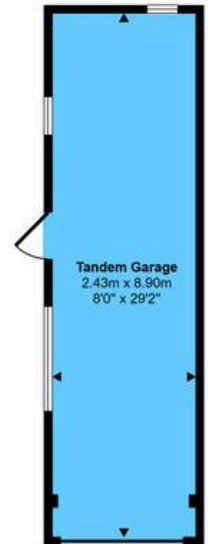
Approx Gross Internal Area
170 sq m / 1829 sq ft



Ground Floor
Approx 110 sq m / 1183 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Garage
Approx 22 sq m / 233 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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