



£625,000 Offers In Region Of

Bryanston Road, Solihull, B91 1BP

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

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Step Inside

Key Features

- Four-bedroom detached residence
- Original parquet flooring in entrance hallway
- Two reception rooms
- Kitchen with utility room
- Off road parking
- Lovely rear garden
- Popular location
- Ensuite shower room
- Viewings recommended
- Double glazing and central heating

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented four bedroom detached family residence in B91. Viewing highly recommended!

Main Particulars

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PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

If you are purchasing for investment purposes we feel you would achieve £1800 per calendar month

Full Details:

Presenting this beautifully maintained four-bedroom detached residence nestled in the highly sought-after Brynaston Road, B91.

Step into the entrance hallway adorned with original parquet flooring and discover the convenience of an understairs store and downstairs WC.

The dining room boasts elegant original flooring and a double-glazed window, while the living room features sliding patio doors and a charming fireplace.

The kitchen is equipped with a range of base cupboards and drawer units, complemented by an island unit, integrated fridge freezer, and a Range Master cooker. Additionally, there's a utility room with space for white goods and access to the integral garage.

Upstairs, four bedrooms await, including a master with an ensuite shower room.

The family bathroom offers a WC, pedestal wash hand basin, and a freestanding shower cubicle.

Outside, enjoy off-road parking at the front and a rear garden with a patio area and lush lawn, adorned with mature plants and trees.

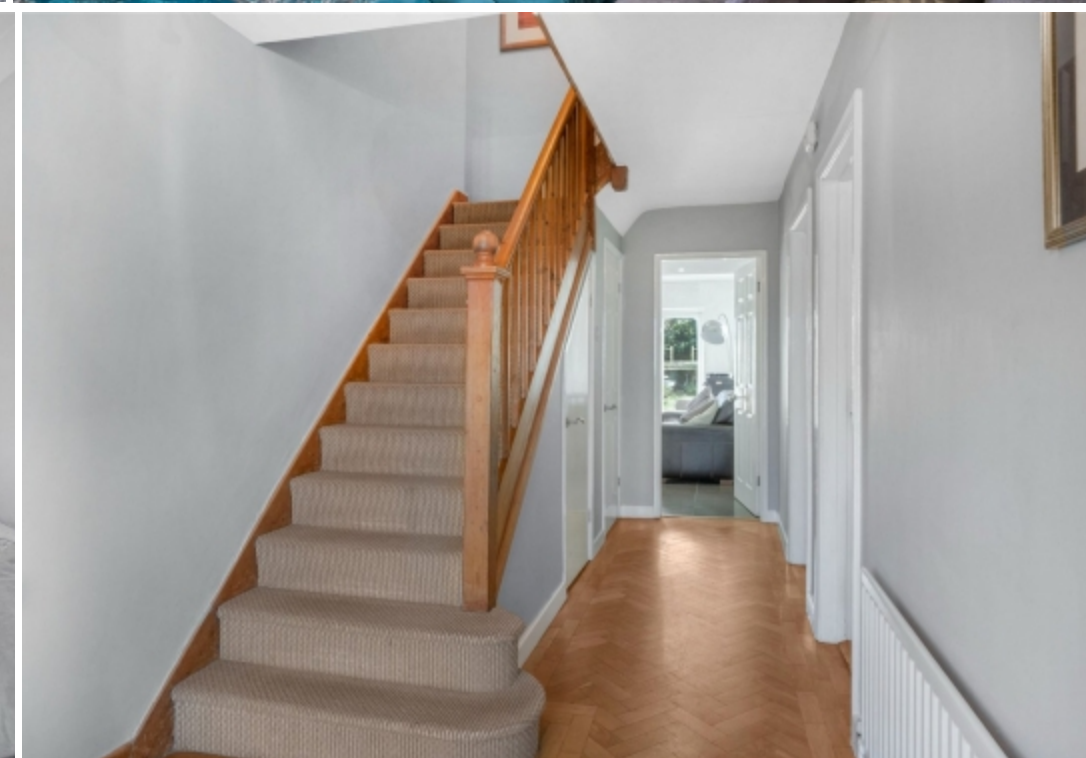
Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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