



£279,000 Offers In Excess Of  
Bryanston Court, Grange Road, Solihull, B91 1BN  
Apartment | 3 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Ground Floor Apartment
- Three Bedrooms
- Off Road Parking
- Garage
- Lovely Presented
- Communal Grounds
- Double Glazing
- En Suite Shower Room
- Popular Location
- Great Investment Opportunity



## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom apartment situated in Bryanston Court, Solihull. Viewing highly recommended!

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom ground floor apartment situated in the most convenient location in Bryanston Court, Grange Road, Solihull, B91.

Full Details:

Bryanston Court is conveniently located within a few minutes walk from Dovehouse Parade on the Warwick Road. Providing easy access to Touchwood Town Centre in Solihull which hosts an array of amenities and leisure's. Also within close proximity to both Solihull and Olton Train Stations, being perfect for commuters.

The property briefly comprises:

APPROACH:

The property is set back from Grange Road via a communal parking area for residents, well-maintained lawn areas, a communal door into:

COMMUNAL ENTRANCE:

With stairs to the first floor, ceiling light point and a door into:

ENTRANCE / DINING AREA:

Inclusive of carpeted flooring, ceiling light point, double glazed window to the front aspect, central heating radiator, power points, storage cupboard, ample space for dining furniture and doors into:

LOUNGE:

Comprising carpeted flooring, ceiling light point, wall lighting, central heating radiator, power points, double glazed bay window to the rear aspect and a double glazed door to the rear.

KITCHEN:

Having laminate flooring, ceiling light point, double glazed window to the front aspect, power points, wall and base units with underlighting and worksurface over incorporating 1 ½ stainless steel sink with drainer, oven with four ring electric hob, breakfast bar area and ample space for white goods.

BEDROOM ONE:

With carpeted flooring, ceiling light point, central heating radiator, power points, double glazed window to the rear aspect, storage cupboard and a door into:

#### EN-SUITE SHOWER ROOM:

Inclusive of vinyl flooring, ceiling light point, double glazed opaque window to the side aspect, central heating radiator, partially tiled walls to splash prone areas, low-level WC, wash hand basin with storage underneath and shower cubicle.

#### BEDROOM TWO:

Comprising carpeted flooring, ceiling light point, double glazed window to the front aspect, central heating radiator, power points and integrated wardrobes.

#### BEDROOM THREE:

Having carpeted flooring, ceiling light point, double glazed window to the rear aspect, central heating radiator, power points and integrated wardrobes.

#### FAMILY BATHROOM:

With vinyl flooring, ceiling light point, extractor fan, double glazed opaque window to the side aspect, heated towel rail, partially tiled walls to splash prone areas, low-level WC built in alongside wash hand basin with storage underneath and jacuzzi bath with shower over.

#### GARAGE:

The property also benefits from having a garage en-bloc which is useful for storage.

#### 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 £1400 per calendar month

#### Tenure:

We are advised that the property is Leasehold. 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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