



31 BRYANSTON COURT, GRANGE ROAD, SOLIHULL, B91 1BN  
PURCHASE PRICE £275,000





## PROPERTY OVERVIEW

An ideal opportunity to purchase this spacious ground floor three bedroom apartment, offered to the market with no upward chain. The property benefits from gas central heating, double glazing and has the added attraction of a modern kitchen and shower room. Bryanston Court is within easy walking distance of Dove House Parade, has easy access to Solihull town centre, Birmingham International airport and railway station and all motorway links. The accommodation briefly comprises of:- entrance hall, spacious dining room, attractive lounge, fitted kitchen, three good sized bedrooms, en suite shower room, modern refitted shower room, communal gardens and single garage. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the paved footpath.

## COMMUNAL ENTRANCE HALL

With access to all apartments and leading to:-

## APARTMENT NO 31

## RECEPTION HALL

With useful cloak cupboard and open aspect leading through to:-

## DINING ROOM

14' 3" x 11' 6" (4.35m x 3.53m) UPVC double glazed window, double central heating radiator, coved coricing, power points and feature archway leading through to:-

## ATTRACTIVE LOUNGE

18' 1" x 15' 10" (5.53m x 4.84m) Having a feature stone fireplace incorporating an electric log effect fire, matching TV plinth to the side, large UPVC double glazed bay window, double central heating radiator, coved coricing, TV point and power points.



### FITTED KITCHEN

10' 3" x 8' 3" (3.14m x 2.54m) Having an extensive range of fitted units, comprising on an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in Hotpoint double oven, Siemens four ring gas hob with extractor hood over, space for a dishwasher, further space for a fridge/freezer, wall mounted Worcester gas central heating boiler, UPVC double glazed window, complementary wall tiles, power points and ceramic tiled floor.

### BEDROOM ONE (REAR)

13' 5" x 12' 4" (4.10m x 3.77m) UPVC double glazed window, central heating radiator, extensive range of fitted wardrobes and drawers, two wall light points and further door leading to:-

### EN SUITE SHOWER ROOM

Having a separate shower cubicle with Triton electric shower, wall mounted wash hand basin, low flush wc, UPVC obscure glazed window and central heating radiator.

### BEDROOM TWO (FRONT)

14' 0" x 13' 5" (4.28m x 4.10m) Built in wardrobes, UPVC double glazed window, central heating radiator and power points.

### BEDROOM THREE (REAR)

13' 8" x 8' 5" (4.18m x 2.57m) UPVC double glazed window, built in double and single wardrobes, central heating radiator and power points.

### MODERN REFITTED SHOWER ROOM

Being fully tiled, having a large walk in shower cubicle, low flush wc, vanity wash basin with cupboard beneath, electric shaver point, vanity mirror, heated towel rail and UPVC obscure glazed window.

### OUTSIDE

### COMMUNAL GARDENS

There are communal gardens for all apartments which are well maintained and manicure, mainly lawn, shrubs and evergreens.

### SINGLE GARAGE

Situated in a nearby block.

### TENURE

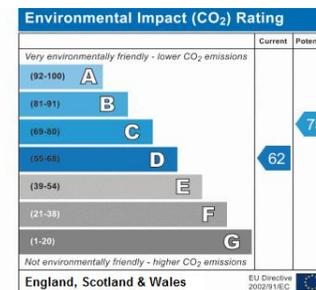
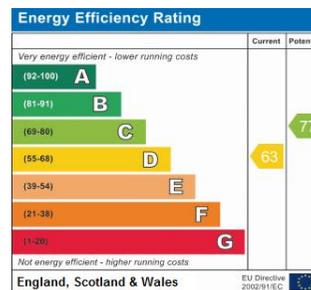
Leasehold

### VIEWING

Via Xact in Solihull on 0121 712 6222.

### COUNCIL TAX

Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) or phone 0121 704 6000 for more information.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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