



smarthomes

Perry Gardens

Shirley, Solihull, B90 8DH

- An Extremely Well Presented Recently Built Semi Detached
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- Modern Breakfast Kitchen

Offers Over £400,000

EPC Rating 84

Current Council Tax Band – D





Property Description

Blythe Valley is situated on the edge of Cheswick Green, Monkspath and open countryside, with easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. A wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, Sears Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. Local schools are sought after with this property falling within Tudor Grange Academy catchment

The property is set back from the road behind a pathway with lawned fore garden to side and access is gained via a door leading into

Hall

With central heating radiator, timber effect flooring, stairs leading to the first floor accommodation and door leading to



Lounge to Front

14' 7" x 10' 8" (4.44m x 3.25m) With double glazed window to front elevation, central heating radiator, ceiling light point, doors to walk-in under-stairs storage and door to

Breakfast Kitchen to Rear

12' 4" x 10' 6" (3.76m x 3.2m) Being fitted with a full range of white high gloss floor and wall mounted units with complementary stone effect work surfaces and matching upstands, sink and drainer unit with mixer tap, built-in double oven, four burner gas hob with extractor over, integrated dishwasher, integrated full height fridge freezer, two central heating radiators, spot lights to ceiling, timber effect flooring and double glazed French doors leading out to the rear garden with matching windows to sides. Opening to:

Utility Area

3' 5" x 6' 8" (1.04m x 2.03m) Having a floor unit with stone effect work surface incorporating space for a washing machine, cupboard housing the combination central heating boiler, ceiling light point, timber effect flooring and door to

Guest WC

3' 6" x 5' 6" (1.07m x 1.68m) With low flush WC, wall hung wash hand basin with tiled splashback, timber effect flooring, central heating radiator, extractor and ceiling light point

Landing

With double glazed window to the front elevation, further stairs leading to the second floor, ceiling light point, central heating radiator, door leading to airing cupboard and doors leading off to

Bedroom One to Front

10' 5" x 7' 5" (3.18m x 2.26m) With double glazed window to front elevation, central heating radiator and ceiling light point

Bedroom Two to Rear

14' 3" x 9' 6" (4.34m x 2.9m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom to Side

7' 4" x 6' 10" (2.24m x 2.08m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and wall-hung wash hand basin with mixer tap, with tiling to water prone areas, timber effect flooring, obscure double glazed window to side, extractor, ceiling spotlights, white central heating towel rail and shaver point





Accommodation On The Second Floor

Bedroom Three

20' 8" (max) x 10' 9" (6.3m x 3.28m) With loft hatch, walk in double glazed dormer window to the front, central heating radiator, ceiling light point and door leading through to

En-Suite

7' 11"(max) x 6' 9" (2.41m x 2.06m) Being fitted with a three piece white suite comprising of; Walk-in shower enclosure with sliding glazed doors and electric shower over, low flush WC and wall-hung wash hand basin, tiling to splash prone areas, heated towel rail, extractor, spot lights to ceiling, stone effect flooring and Velux style roof light.

Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and gate giving access to garage and off-road parking.

Garage

10' 4" x 19' 9" (3.15m x 6.02m) With up and over garage door, light and power.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.