



smarthomes

Box Trees Lane

Blythe Valley, Solihull

- A Beautifully Presented Two Bedroom Family Home
- Modern Kitchen/Diner & Family Bathroom
- South Facing Rear Garden
- Allocated Parking Space

£325,000 for 100% Share

£130,000 for 40% Share

Current EPC Rating – B Current Council Tax Band – C

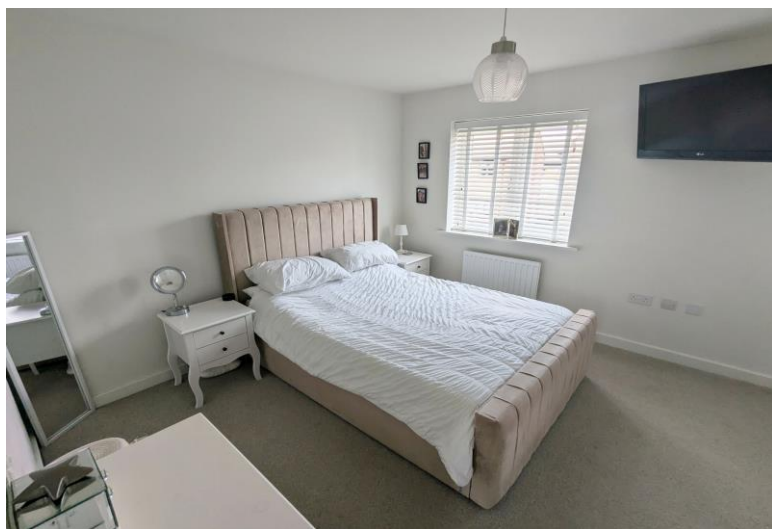




Property Description

A beautifully presented and recently constructed semi-detached property situated on the most popular Blythe Valley development. Offering accommodation comprising an entrance hallway, lounge, kitchen/diner, guest W.C, two double bedrooms, family bathroom, South facing rear garden and driveway parking.

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 currently falling within Tudor Grange Academy catchment.



Rooms & Measurements

Lovely Lounge to Front - 4.85m x 3.18m (15'11" x 10'5")

Modern Kitchen/Diner to Rear - 4.19m x 3.2m (13'9" x 10'6")

Guest W.C

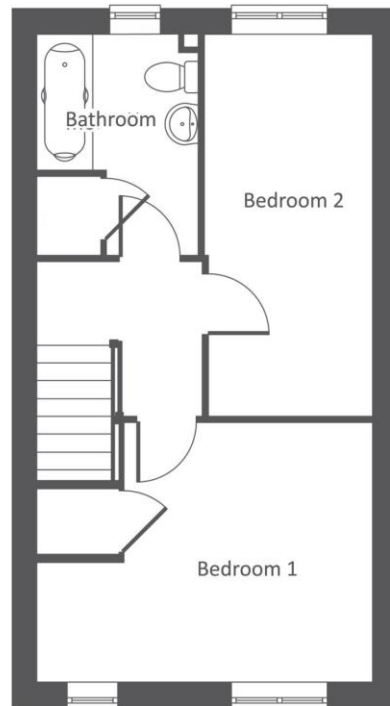
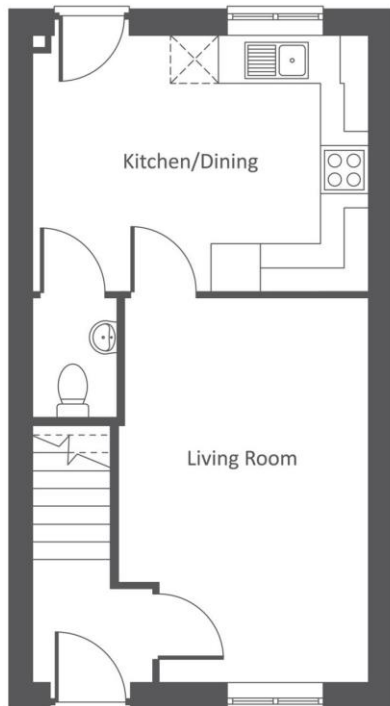
Bedroom One to Front - 4.27m max x 3.25m max (14'0" max x 10'8" max)

Bedroom Two to Rear - 4.83m x 2.11m (15'10" x 6'11")

Modern Family Bathroom to Rear - 2.74m x 2.03m (9'0" x 6'8")

Tenure

We are advised by the vendor that the property is leasehold with approx. 125 years remaining on the lease, a monthly figure of £31.75 for the service charge and a monthly figure of £434.02 for the combined ground rent and rental for the remaining 60% share. If bought on an outright basis the property will be sold with the benefit of the freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C



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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 are 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.