



smarthomes

Perry Gardens

Blythe Valley, Solihull

- A Beautifully Presented Two Bedroom Family Home
- Modern Kitchen/Diner & Family Bathroom
- West Facing Rear Garden
- Driveway Parking

£315,000

Current EPC Rating - B
Current Council Tax Band - C

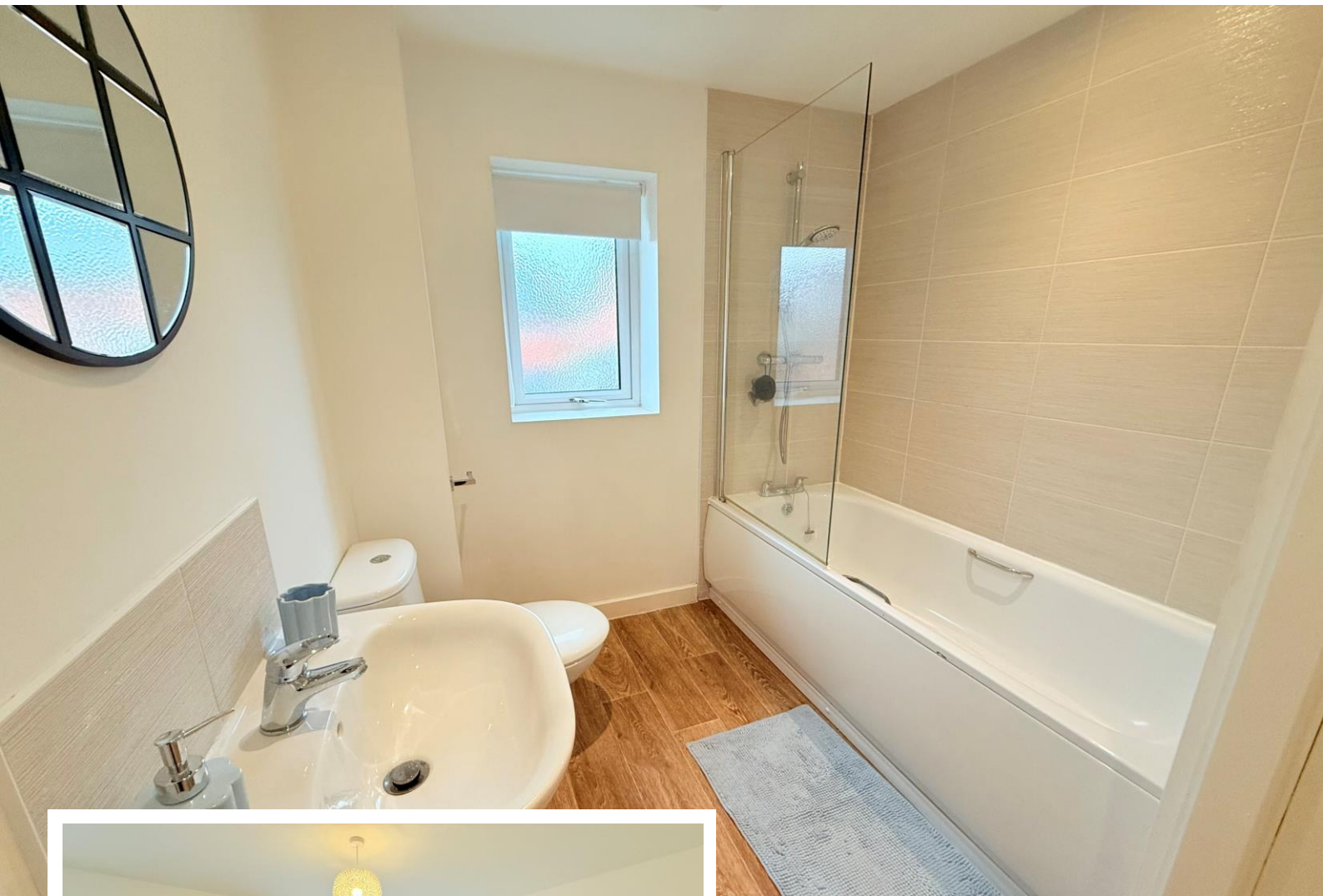




Property Description

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, West 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

Lounge to Front 4.75m x 2.97m (15'7" x 9'9")

Modern Kitchen/Diner to Rear 4.11m x 3.2m (13'6" x 10'6")

Guest W.C

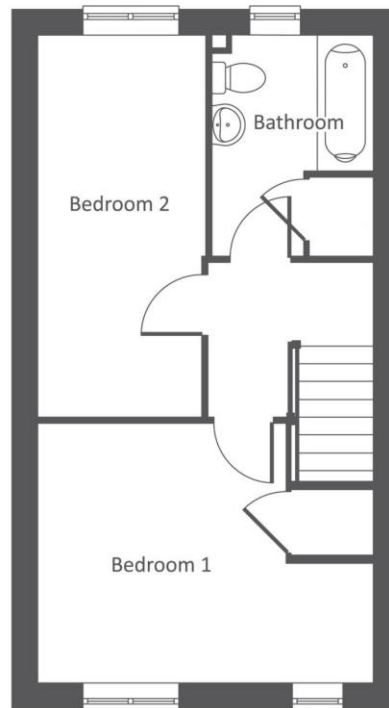
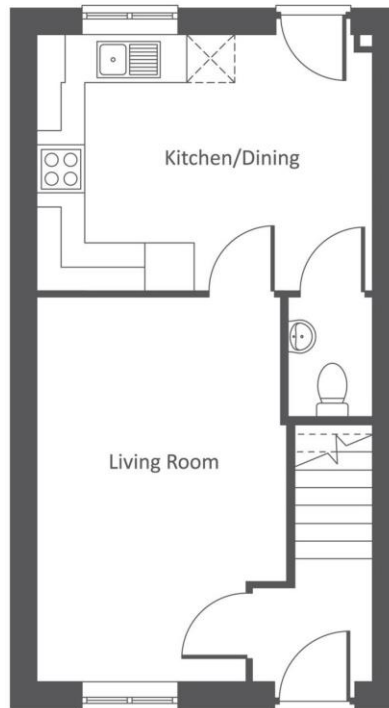
Bedroom One to Front 4.14m max x 3.2m (13'7" max x 10'6")

Bedroom Two to Rear 4.75m x 2.03m (15'7" x 6'8")

Modern Family Bathroom to Rear 2.64m max x 1.98m max (8'8" max x 6'6" max)

Tenure

We are advised by the vendor that the property is currently leasehold however we be sold with the benefit of the freehold upon completion. 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.