



smarthomes

James Watt Drive

Blythe Valley, Solihull

- A Well Presented Two Bedroom Family Home
- Modern Fitted Kitchen/Diner & En-Suite Shower Room
- Southerly Facing Rear Garden
- Utility Area & Guest W.C

£320,000

Current EPC Rating - B
Current Council Tax Band - C

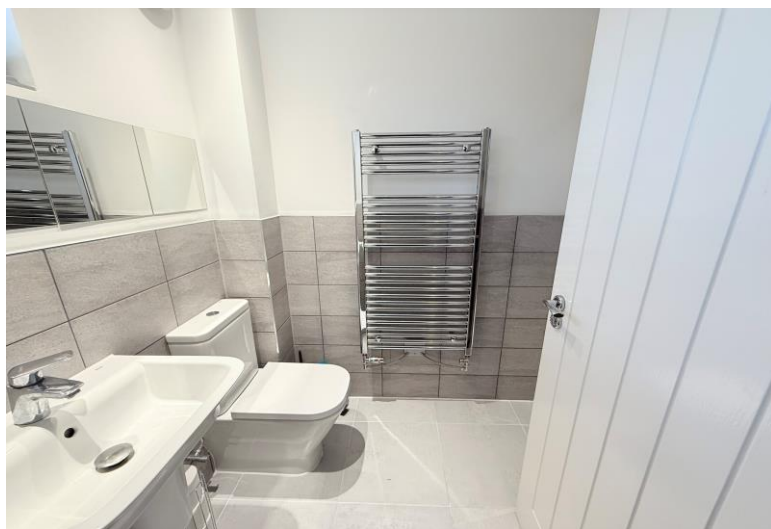




Property Description

A well presented semi detached property benefitting from two double bedrooms, en-suite shower room, family bathroom, guest WC, modern breakfast kitchen with utility area, guest WC, lounge, off road parking and Southerly facing rear garden

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 sort after with this property currently falling within Tudor Grange Academy catchment.



Rooms & Measurements

Lounge to Front 3.05m x 4.32m (10'0" x 14'2")

Breakfast Kitchen to Rear 3.05m x 3.05m (10'0" x 10'0")

Utility Area 1.45m x 0.84m (4'9" x 2'9")

Guest WC

Bedroom One to Rear 2.74m x 2.84m (9'0" x 9'4")

En-Suite Shower Room to Rear 1.27m x 2.82m into shower (4'2" x 9'3")

Bedroom Two to Front 4.09m x 2.31m (13'5" x 7'7")

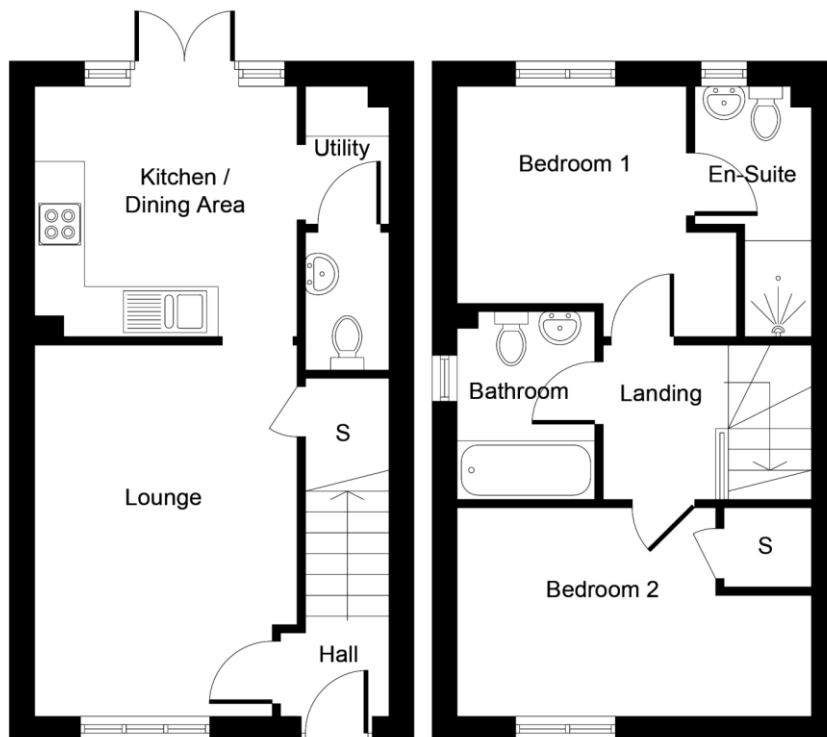
Family Bathroom to Side 1.98m x 1.52m (6'6" x 5'0")

Tenure

We are advised by the vendor that the property is 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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 Shirley
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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.