



smarthomes

Lotus House, Elm Road

Blythe Valley, Solihull

- A Recently Constructed Ground Floor Apartment
- One Double Bedroom
- Two Allocated Tandem Parking Spaces
- No Upward Chain

**Shared Ownership
(50%) £97,500**

Current EPC Rating 73 (C)
Current Council Tax Band B





Property Description

A recently constructed ground apartment situated on the popular Blythe Valley development, offered for sale with no upward chain and benefiting from one double bedroom, bathroom, open plan lounge kitchen diner, terrace/balcony, biked shed, two allocated tandem parking spaces and well-maintained communal grounds

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.

The property benefits from being within close proximity to Virgin Active Gym and the Co-Op Convenience Store. A further 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.



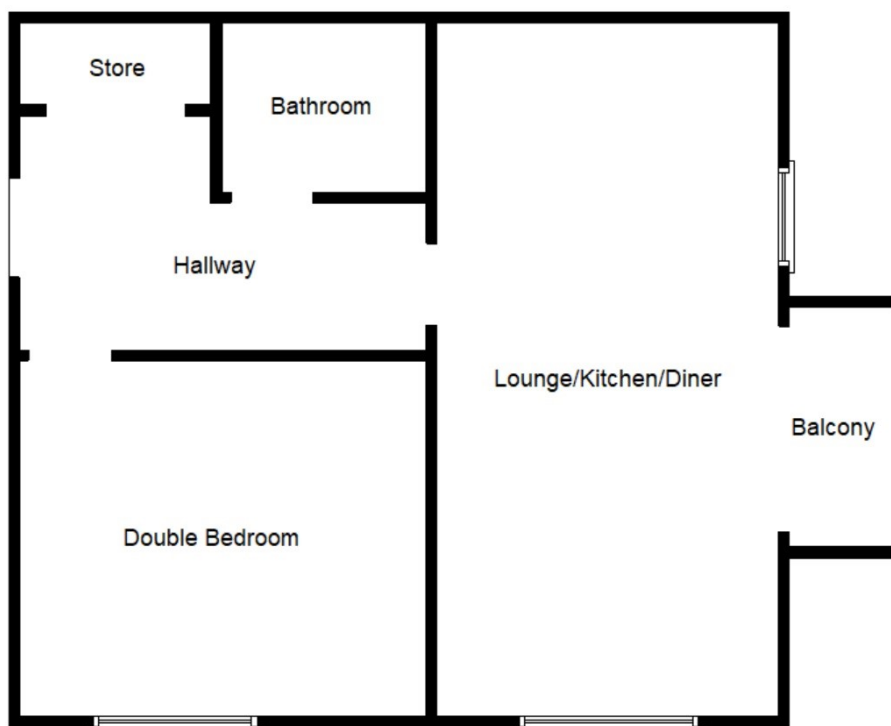
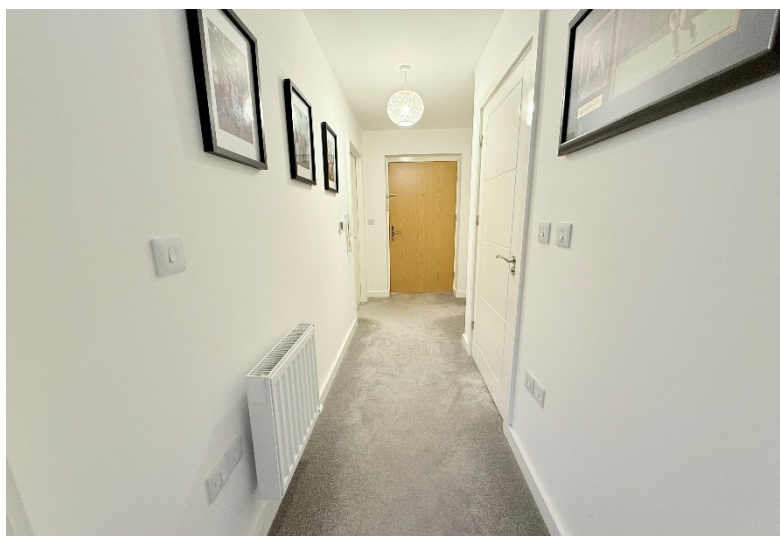
Rooms & Measurements

Open Plan Lounge/ Kitchen Diner
3.28m x 6.55m (10'9" x 21'6")

Bedroom to Rear
3.4m x 3.89m (11'2" x 12'9")

Bathroom
2.01m x 1.68m (6'7" x 5'6")

Tenure
We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £1,365.16 per annum and a ground rent of approx. £270.84 per annum 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 – B. 50% shared ownership - £2,598.75 rent per annum for remaining share



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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.