



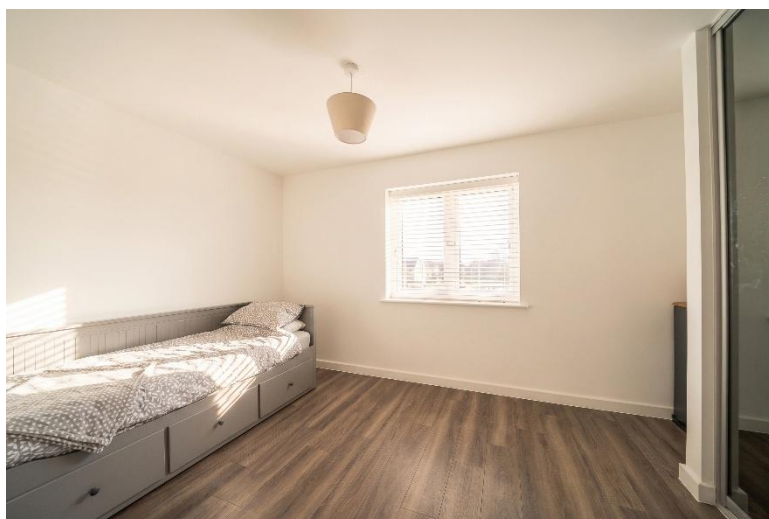
Stroudley Road Blythe Valley, Shirley

- A Very Well Presented & Recently Constructed Semi-Detached Property
- Two Double Bedrooms
- Superb Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces

£320,000

Current EPC Rating - 83 (B)
Current Council Tax Band - C





Property Description

A very well presented and recently constructed semi-detached property situated on the popular Blythe Valley development. Offering accommodation comprising a superb open plan lounge/kitchen/diner, guest W.C, two double bedrooms, family bathroom, landscaped South/Westerly facing rear garden and two allocated parking spaces

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

Superb Open Plan Lounge/Kitchen/Diner - 7.7m x 4.09m
(25'3" x 13'5")

Guest WC

Bedroom One to Rear - 4.09m x 2.59m (13'5" x 8'6")

Bedroom Two to Front - 4.09m x 2.59m (13'5" x 8'6")

Family Bathroom - 2.08m x 1.88m (6'10" x 6'2")

Tenure

We are advised by the vendor that the property is freehold with an annual estate management charge of £250, but are awaiting confirmation from the vendor's solicitor. We would strongly 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 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.