



Vendace Road

Blythe Valley, Solihull

- A Very Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen/Diner & Spacious Lounge
- Pleasant South/Westerly Facing Rear Garden
- Driveway Parking & Garage

Offers Over £425,000

Current EPC Rating – B
Current Council Tax Band – D





Property Description

An extremely well presented and recently constructed Bloor Homes three storey semi-detached family home with open views to front. Offering accommodation comprising a spacious lounge, kitchen/diner, guest W.C, three double bedrooms, en-suite shower room, family bathroom, South/Westerly facing rear garden, driveway parking and garage offering superb potential for conversion STPP



Rooms & Measurements

Lounge to Front 4.57m x 3.25m (15'0" x 10'8")

Kitchen/Diner to Rear 3.96m x 3.15m (13'0" x 10'4")

Utility Area 1.96m x 0.91m (6'5" x 3'0")

Guest W.C

Bedroom Two to Rear 3.48m x 2.82m (11'5" x 9'3")

Bedroom Three to Front 3.15m x 2.21m (10'4" x 7'3")

Family Bathroom to Side

Second Floor Master Bedroom 5.89m x 3.25m (19'4" x 10'8")

En-Suite Shower Room

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 – D



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.