

74 Stroudley Road, Blythe Valley, Solihull, B90 8AQ

Solihull

£420,000

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Tenure: Freehold

Property Type: Semi Detached House

Beautiful Three-Bedroom Semi-Detached Home in Blythe Valley
Situated in the desirable area of Blythe Valley, this beautiful three-bedroom semi-detached home offers spacious and modern living, making it an ideal choice for families, first-time buyers or professionals. The property boasts a fantastic open-plan kitchen, dining and living area, creating a bright and welcoming space perfect for both everyday living and entertaining. The modern kitchen benefits from integrated appliances, offering both style and practicality. Further accommodation includes a convenient downstairs WC, three well-proportioned bedrooms and a useful loft space, providing additional storage. Externally, the property benefits from a single detached garage and additional off-road parking for two vehicles. There is also ample storage throughout the home.

- Single Garage and off road parking
- Semi-detached beautiful home
- 3 Bedrooms
- Good sized garden
- Open plan Lounge/kitchen/dinning room
- Ample storage space
- Integrated appliances in the kitchen
- Ensuite in the first bedroom
- Situated in the sought-after area of Blythe Valley
- Private rear garden with lawn and patio

Hallway 2.2m x 1.3m (7'2" x 4'3")
The property is entered via a composite front door, opening into a spacious and welcoming entrance hallway. The hallway features attractive wood-effect flooring, a radiator and ceiling light point, with access to the downstairs WC and the main living accommodation.

W.C 1.9m x 0.9m (6'2" x 2'11")
The downstairs WC comprises tiled flooring, a WC and hand wash basin with complementary splashback tiling. Including a wall-hung mirrored vanity cupboard, extractor fan and ceiling spotlight, providing a practical and stylish cloakroom.

Open Plan living/dining room
A spacious and welcoming living and dining area, offering plenty of room for relaxing and entertaining. The room benefits from carpeted flooring, two radiators, power points and useful understairs storage. French doors and additional windows allow plenty of natural light into the room, with the French doors providing access to the rear garden.





Kitchen 2.6m x 3m (8'6" x 9'10")
The kitchen features tiled flooring and contemporary light grey cabinets, offering a modern and practical space. There are a range of integrated appliances, including a dishwasher, washing machine, fridge/freezer and a four-ring gas hob with oven. A front-facing window allows plenty of natural light into the room, with an additional ceiling light point.

Upstairs Landing 2.1m x 3.9m (6'10" x 12'9")
The stairs and landing are carpeted, with a radiator and ceiling light point. There is also a useful storage cupboard housing the boiler. Access to the loft is via a ladder, with the loft being partially boarded, providing additional storage space.

First Bedroom 2.9m x 3.7m (9'6" x 12'1")
A spacious first bedroom with carpeted flooring, a radiator and ceiling light point. The front-facing window allows plenty of natural light into the room. There are also fitted sliding mirrored wardrobes, providing useful storage, along with the added benefit of a private ensuite.

Ensuite 1.6m x 2.2m (5'2" x 7'2")
The ensuite features tiled flooring, a WC and hand wash basin with a wall-hung mirrored vanity cupboard. There is also a walk-in shower with glass sliding doors and shower head attachment, complemented by textured splashback tiling. Further features include a ladder-style heated towel rail, shaver socket and extractor fan.

Second Bedroom 4.8m x 2.9m (15'8" x 9'6")
A second bedroom featuring carpeted flooring, a radiator and ceiling light point. A rear-facing window allows natural light into the room.

Third Bedroom/Office 2.1m x 4.1m (6'10" x 13'5")
A versatile room that could be used as a third bedroom or home office. The room features carpeted flooring, a radiator, ceiling light point and a rear-facing window allowing natural light into the space.

Family Bathroom 2.1m x 1.9m (6'10" x 6'2")
The family bathroom features tiled flooring, a panelled bath with shower head attachment, WC and hand wash basin. There is also a wall-hung mirrored vanity cupboard, shaver socket and extractor fan. A frosted front-facing window provides natural light while maintaining privacy.







Garden
The rear garden can be accessed via the side of the property or directly through the French doors from the living room. The garden features a lawn and patio area, providing space for outdoor seating and entertaining.

Location

Blythe Valley is a popular and desirable residential development situated on the outskirts of Solihull, offering a lovely balance of modern living and green open spaces. The area benefits from attractive landscaped surroundings, with plenty of nearby countryside and outdoor spaces to enjoy. There are a range of local amenities close by, including convenience stores, coffee shops, cafés, a gym and nursery. A Tesco Extra supermarket, garden centre and additional shopping facilities are also within easy reach. The nearby villages of Cheswick Green and Hockley Heath offer further local amenities, including shops, pubs and restaurants. The location is particularly convenient for commuters, with easy access to Junction 4 of the M42, providing links to the wider motorway network, including the M40 and M6. Solihull town centre is approximately four miles away, offering a wider selection of shops, restaurants and leisure facilities. For those travelling further afield, Birmingham International Airport and train station are also within easy reach. Dorridge railway station provides further connections, including services to Birmingham and London.

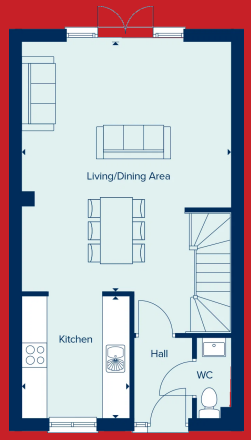


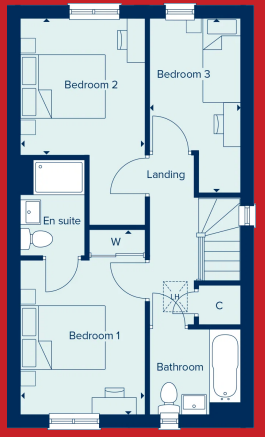


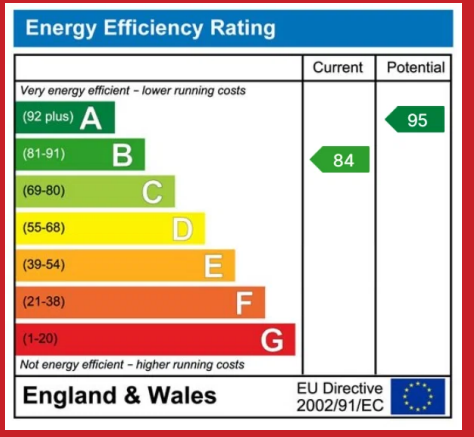







Living/Dining Area
Kitchen
Hall
WC


Bedroom 2
Bedroom 3
Landing
En suite
W
C
Bedroom 1
Bathroom


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
95
England & Wales
EU Directive 2002/91/EC



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