

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

melvyn
Danes
ESTATE AGENTS

A photograph of a modern two-story house with red brick walls and a dark grey tiled roof. The house has two dormer windows on the roof. The front facade features a mix of red brick and light grey horizontal siding. There are several windows with dark frames, including a large double window on the ground floor and a smaller one on the first floor. A black front door is visible. To the left of the house is a paved driveway and a garage with a dark blue door. To the right is a small garden with green grass, shrubs, and a young tree. The sky is blue with white clouds.

Perry Gardens
Blythe Valley Park
Offers Around £425,000

Description

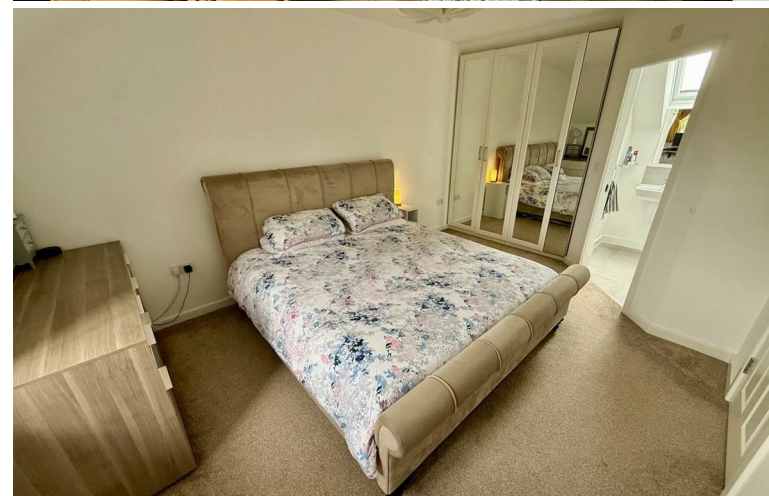
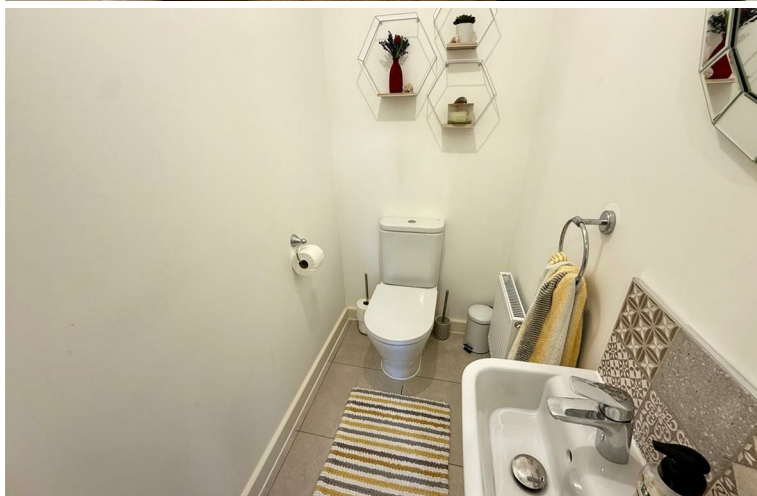
Blythe Valley Park is an exciting development that sits on the southern fringe of Shirley near the Knowle border. The former farmland has been developed over the last 15 years to include a business park alongside a residential area both blended seamlessly through a wide 'boulevard' style road network and landscaped grounds.

Within the development there is a local convenience store, coffee shop and a large gymnasium which are all in walking distances from the property. Surrounding the development are established nature reserves with walking/running tracks and children's play areas.

Schooling is of particular renown in Solihull and there are school business services that run through the development. There is a children's nursery in Blythe Valley also.

The development is placed close to junction 4 of the M42 and the adjoining M40 intersection. There are bus services that operate through the the development giving access to Solihull Town Centre and the surrounding areas. There are railway stations in Solihull Town Centre and in Dorridge which both offers services to Birmingham and London Marylebone.

An ideal location therefore for this semi detached house which was originally constructed in 2021 by Bloor Homes and is situated at the end of the cul-de-sac with an 'original' tree lined divider to the front giving privacy from the houses opposite. The property while addressed as Perry Gardens can be found at the head of Henshaw Court and benefits from a good sized front driveway with lawned foregardens. The property benefits from having three double bedrooms, an en suite shower room, family bathroom, dining kitchen with utility and WC off and a separate living room. There is a large single garage and garden to the rear.



Accommodation

CANOPY PORCH

RECEPTION HALLWAY

LOUNGE

14'7" x 10'7" (4.45m x 3.23m)

DINING KITCHEN

12'3" x 10'4" (3.73m x 3.15m)

UTILITY AREA

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM TWO

14'1" x 9'5" (4.29m x 2.87m)

BEDROOM THREE

10'0" x 7'3" (3.05m x 2.21m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE

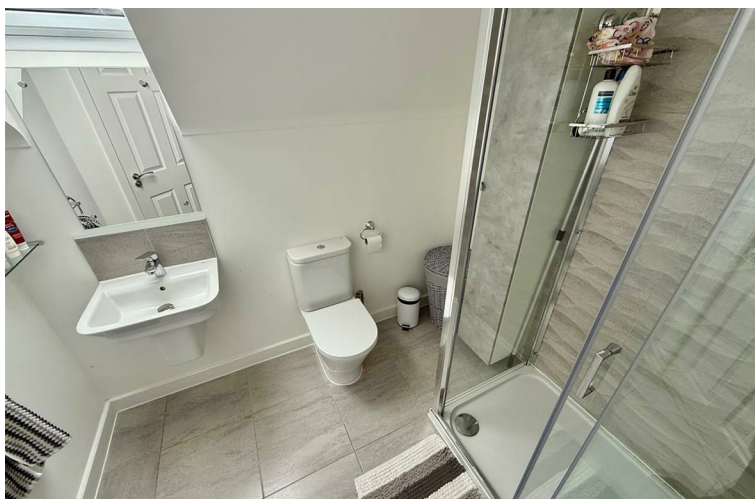
16'6" to wardrobe fronts x 10'6"
(5.03m to wardrobe fronts x 3.20m)

EN SUITE SHOWER ROOM

REAR GARDEN

SINGLE GARAGE

GOOD DRIVEWAY PARKING



TENURE: We are advised that the property is Freehold and is subject to an annual estate service charge which is current approximately £300 per annum.

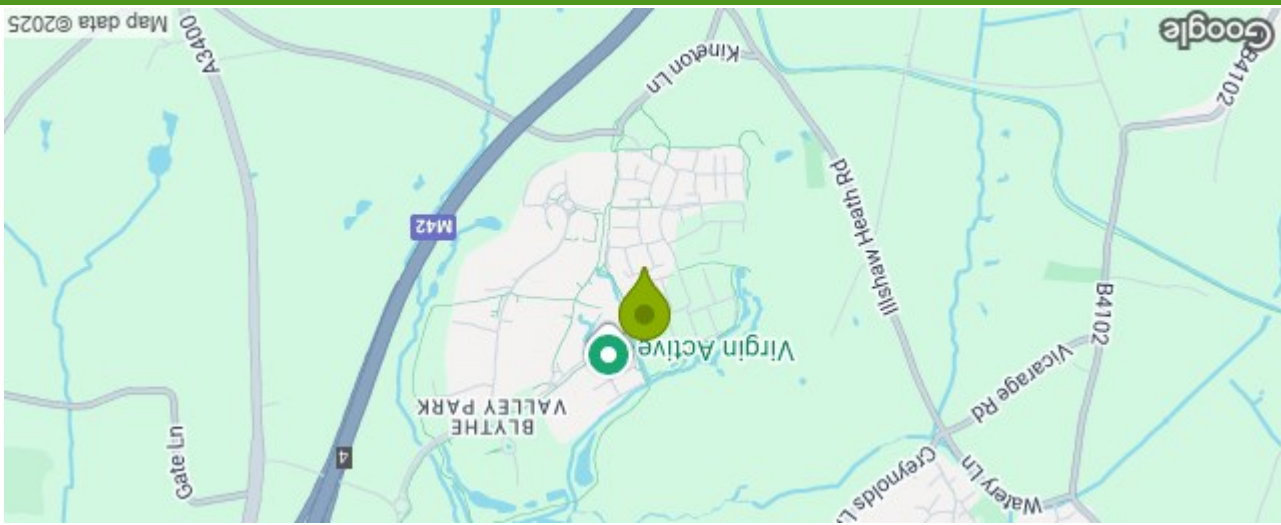
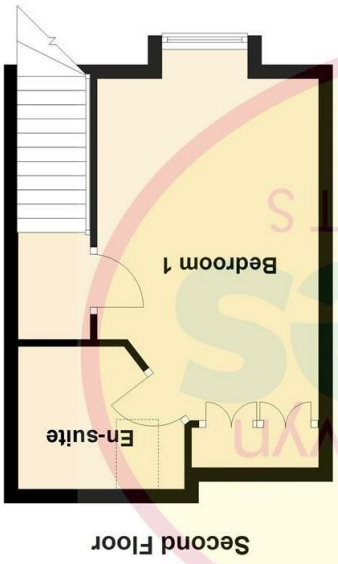
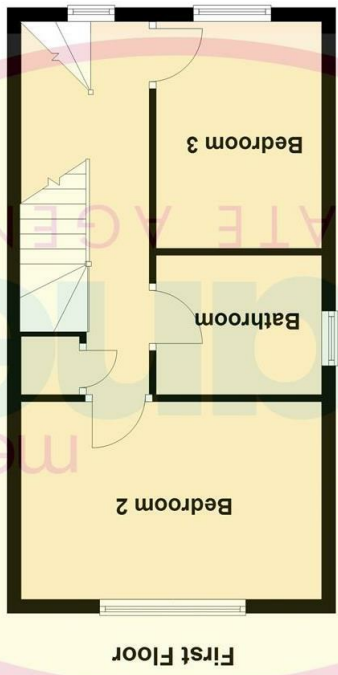
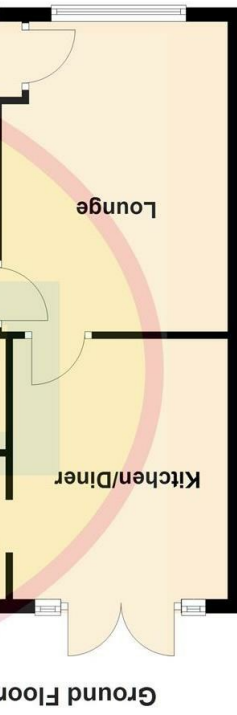
BROADBAND: We understand that the standard broadband download speed at the property is around 2 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



10 Perry Gardens Blythe Valley Park Shirley B90 8DH
Council Tax Band: D

Energy Efficiency Rating	
Potential	94
Current	84
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	
EU Directive 2002/91/EC	
England & Wales	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.