



smarthomes

## Foxglove House

Elm Road, Blythe Valley, B90 8AZ

- A Well Presented Modern Top Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Lounge Diner with Juliette Balcony
- Contemporary En-Suite Shower Room & Guest Bathroom

**Offers Over £220,000**

EPC Rating - 66

Current Council Tax Band - C







## Property Description

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 sort after with this property currently falling within Tudor Grange Academy catchment.



### **Private Entrance Hallway**

With ceiling light point, radiator, attractive wood effect flooring, double doors to useful storage and doors leading off to

### **Open Plan Lounge Diner & Kitchen**

22' 3" x 12' 2" (6.78m x 3.71m) Being fitted with a range of wall and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring Bosch hob with splashback and extractor over, inset Bosch electric oven, integrated dishwasher and fridge freezer, spot lights to ceiling, tiled flooring, double glazed window and being open plan to the lounge and dining area with wood effect Amtico flooring, two radiators, two ceiling light points, feature double glazed window and double glazed French doors to Juliette balcony



### **Bedroom One**

11' 1" x 9' 10" (3.38m x 3m) With double glazed French doors to Juliette balcony, ceiling light point, radiator and door leading into



### **En-Suite Shower Room**

7' 7" x 6' 3" (2.31m x 1.91m) Being fitted with a three piece contemporary suite comprising; shower cubicle with thermostatic shower, WC with enclosed cistern & wall mounted flush and wall mounted wash hand basin with complementary tiling to water prone areas and floor, ladder style radiator, extractor and ceiling light point



### **Bedroom Two**

11' 1" x 8' 2" (3.38m x 2.49m) With feature double glazed window, ceiling light point and radiator





### Guest Bathroom

6' 2" x 6' 6" (1.88m x 1.98m) Being fitted with a three piece contemporary suite comprising; panelled bath with wall mounted mixer tap, shower attachment and glazed screen, WC with enclosed cistern & wall mounted flush and wall mounted wash hand basin, with tiling to water prone areas and floor, ladder style radiator, shaver socket, extractor and ceiling light point



### Tenure

We are advised by the vendor that the property is leasehold with approx. 145 years remaining on the lease, a service charge of approx. £1,500 per annum and a ground rent of approx. £220 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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.