



## Ken Wilkinson Drive

Blythe Valley Park, Solihull

- A Stunningly Presented & Recently Constructed Detached Property
- Four Double Bedrooms
- Superb Dual Aspect Kitchen/Family Room
- Dual Aspect Lounge/Diner
- En Suite Shower Room & Four Piece Family Bathroom
- Delightful South Facing Rear Garden

**£615,000**

Current EPC Rating 84 (B)

Current Council Tax Band F







## Property Description

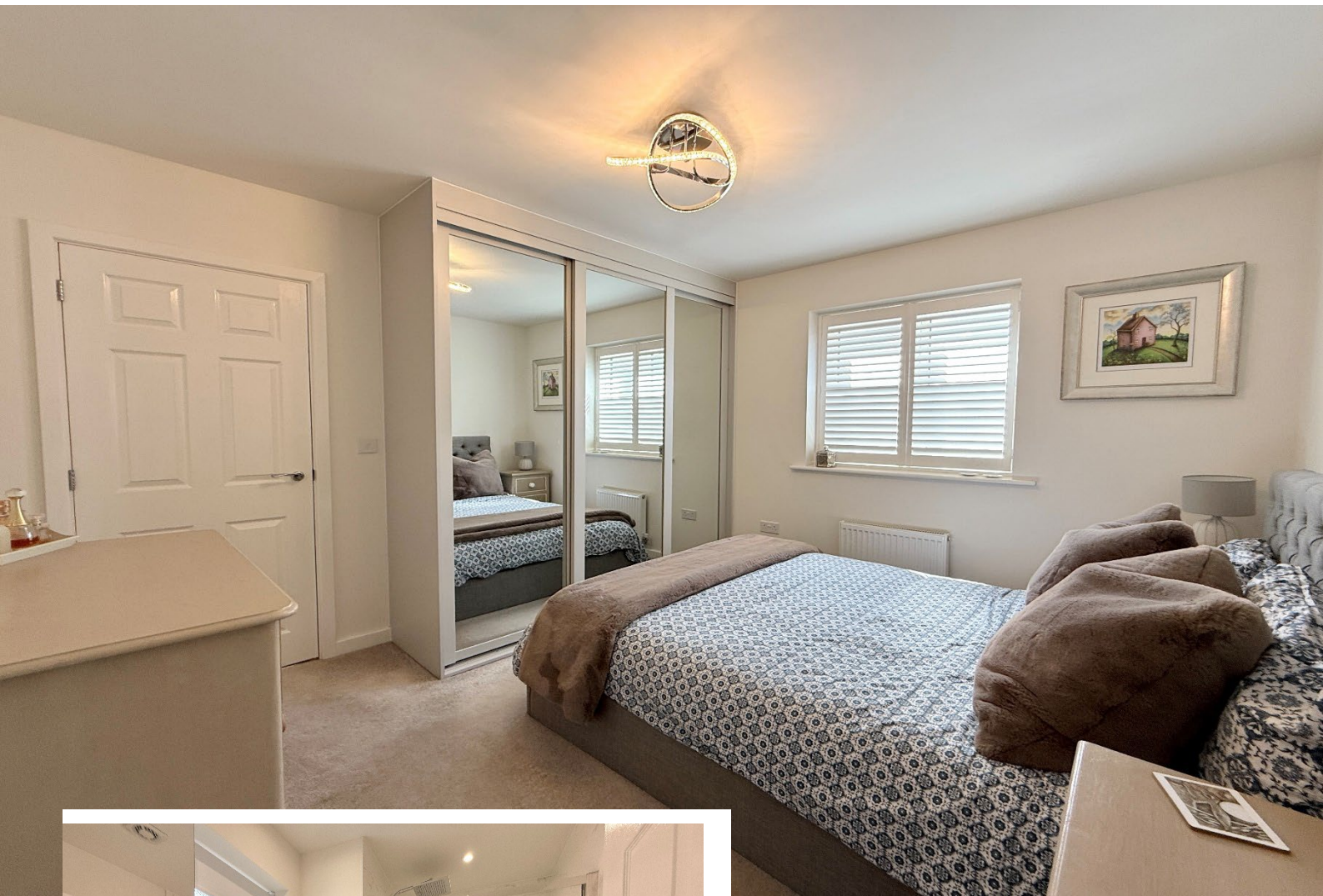
A stunningly presented and recently constructed detached property offering four double bedrooms, dual aspect lounge/diner, dual aspect kitchen/family room, guest WC, utility room, master en suite, four-piece family bathroom, delightful south facing rear garden, electric garage and off-road parking

Located within the highly sought-after Blythe Valley Park, this modern development offers a unique balance of contemporary living and countryside charm. Set amidst landscaped green spaces and nature trails, the area is perfect for families and professionals alike, offering a peaceful, well-connected setting without compromising on convenience.

Blythe Valley is just a short drive from Solihull town centre, offering an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. Local schools are highly regarded, with this property currently falling within the catchment area for Tudor Grange Academy. The nearby M42 provides swift access to Birmingham City Centre, the NEC, Resorts World, and Birmingham International Airport, making commuting and travel easy and efficient. In addition, there are excellent rail links for those traveling further afield, with Dorridge Train Station being a few minutes drive.

The area also boasts a variety of charming local pubs and restaurants, perfect for dining out or socializing with friends, and for those who enjoy the outdoors, there are plenty of scenic walking and cycling routes. With its mix of contemporary homes, strong transport links, access to natural surroundings, and vibrant local amenities, Blythe Valley is a prime location for those seeking a high-quality lifestyle in a forward-thinking neighbourhood.





## Rooms & Measurements

Welcoming Entrance Hall

Dual Aspect Lounge Diner - 6.17m x 3.48m (20'3" x 11'5")

Dual Aspect Kitchen/Family Room - 6.17m x 3.25m (20'3" x 10'8")

Utility Room - 1.57m x 2.16m (5'2" x 7'1")

Guest WC

Double Master Bedroom to Side - 3.53m x 3.23m (11'7" x 10'7")

En Suite Shower Room - 2.16m x 1.6m (7'1" x 5'3")

Double Bedroom Two to Side - 3.3m x 3.28m (10'10" x 10'9")

Dual Aspect Double Bedroom Three - 3.35m x 2.84m (11'0" (max) x 9'4" (max)

Double Bedroom Four to Front - 2.57m x 2.79m (8'5" x 9'2")

Four Piece Family Bathroom to Front - 3.05m x 1.68m (10'0" x 5'6")

### Tenure

We are advised by the vendor that the property is freehold 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 – F





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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