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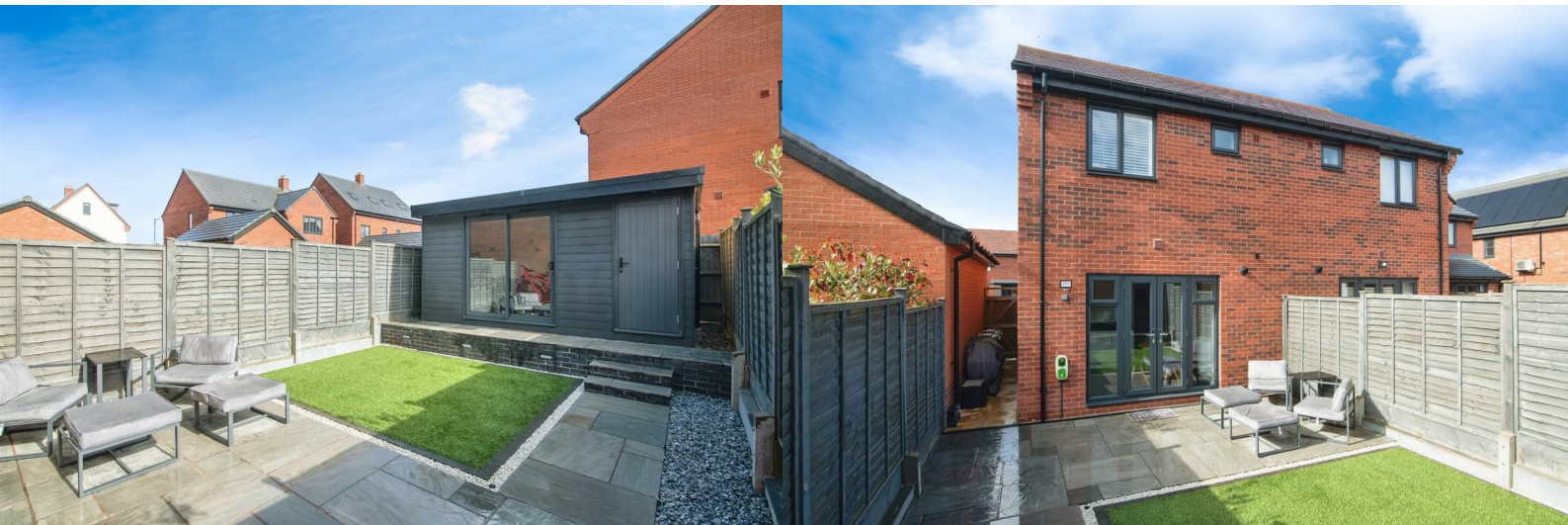
Gillott Drive

Blythe Valley, Shirley, B90 8BX

£340,000



Council Tax: B



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Introduction

Introducing an exceptional opportunity to own a beautiful two-bedroom semi-detached home in the highly desirable Blythe Valley development. This charming property offers a perfect combination of modern comfort and stylish living, with a prime location just moments from local amenities, ensuring a harmonious balance of peace and convenience.

This property comprises an entrance hallway with stairs to the first floor and Amitico flooring throughout the downstairs of the property. The lounge leads to a kitchen/diner with integrated appliances, including an oven, hob, dishwasher, and fridge/freezer and W.C. Upstairs, the landing gives access to two double bedrooms, the master with an en-suite and fitted wardrobe. The family bathroom includes a bath with a shower over, W.C., and wash basin. Externally, there is a fenced garden with a home office, a lawn and patio area, plus off-road parking for two vehicles at the front.

Lounge

Double-glazed window to the front, Amitico flooring, fitted shutter blinds, two central heating radiators, ceiling light and under-stairs storage.

Kitchen

The kitchen is fitted with a range of white floor and wall-mounted units, complemented by work surfaces and matching upstands. It includes a sink with mixer tap, brushed aluminium splashbacks, built-in oven, ceramic hob, and extractor hood, along with integrated fridge, freezer, and dishwasher. Additional features include a central heating radiator, inset ceiling lights and double-glazed French doors leading to the rear garden.

Bedroom One

The room features a double-glazed window to the rear, a wardrobe with sliding doors, Shutter blinds, a central heating radiator, and a ceiling light point. A door leads to the en-suite, which is fitted with a white three-piece suite, including an oversized walk-in shower with shower over, low flush WC, and fitted cabinet and wash basin unit. Additional features include an extractor, obscure double-glazed window to the rear, central heating radiator, ceiling lights and tiling to water prone areas with tiled floor.

Bedroom Two

Double glazed window to front elevation, Shutter blinds, central heating radiator, built in wardrobe with mirrored sliding doors and ceiling light point.

Bathroom

The bathroom is fitted with a three-piece white suite, including a double ended panelled bath with mixer tap and shower attachment, low flush WC, and fitted cabinet and wash basin unit. It also features tiling to water-prone areas, tiled flooring, an obscure double-glazed window to the side, extractor fan, inset ceiling lights, and a shaver point.

Garden

Paved patio and fenced boundaries. Additionally, This property benefits from a home office, which also includes a shed and is fully networked to support WiFi and direct Ethernet connections.



Road Map



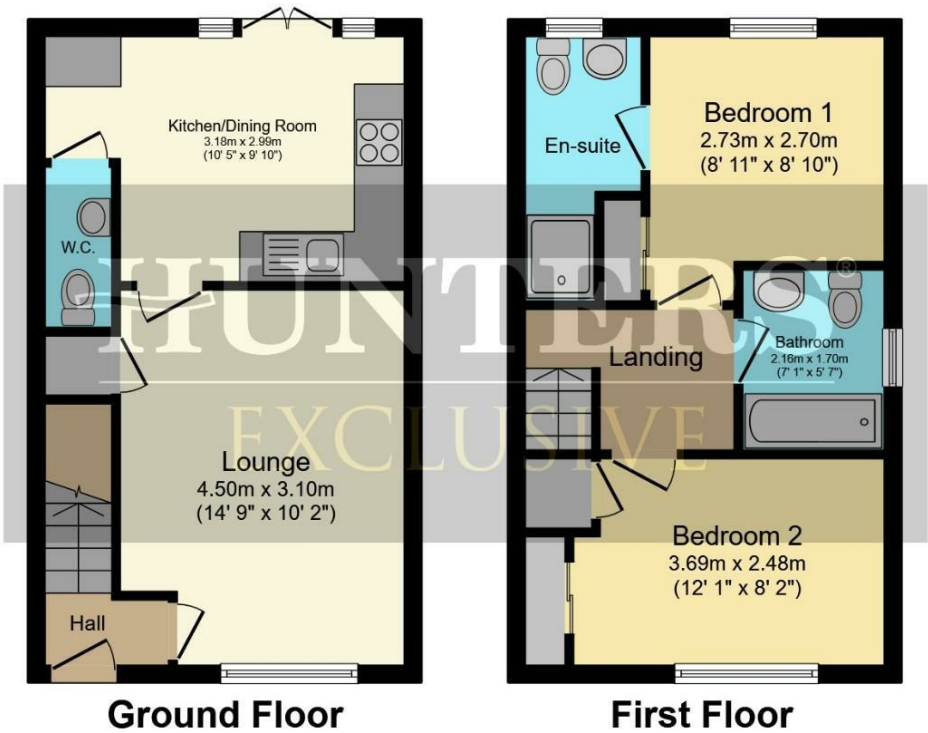
Hybrid Map



Terrain Map



Floor Plan



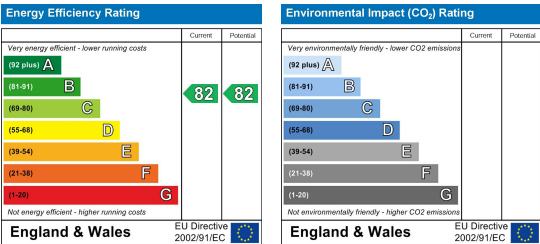
Total floor area 65.0 m² (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

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Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.