



smarthomes

## Vendace Road

Blythe Valley, Solihull

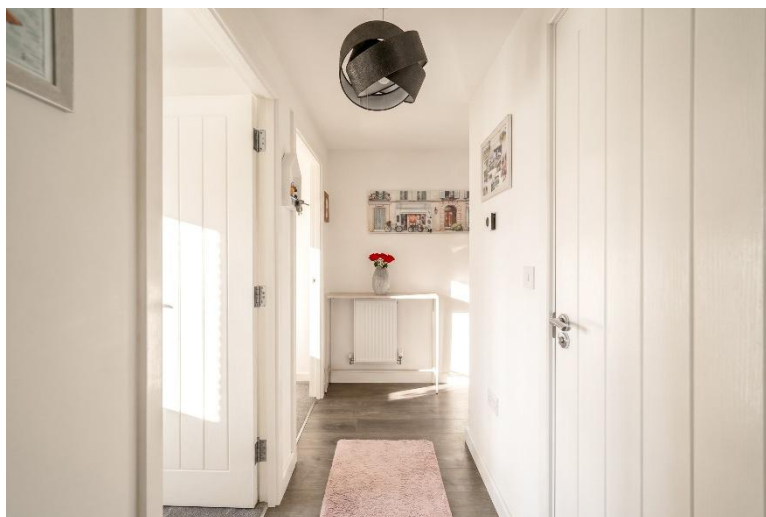
- A Very Well Presented Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- En-Suite Shower Room & Guest Bathroom
- Two Allocated Parking Spaces

**£230,000**

Current EPC Rating – C

Current Council Tax Band - B

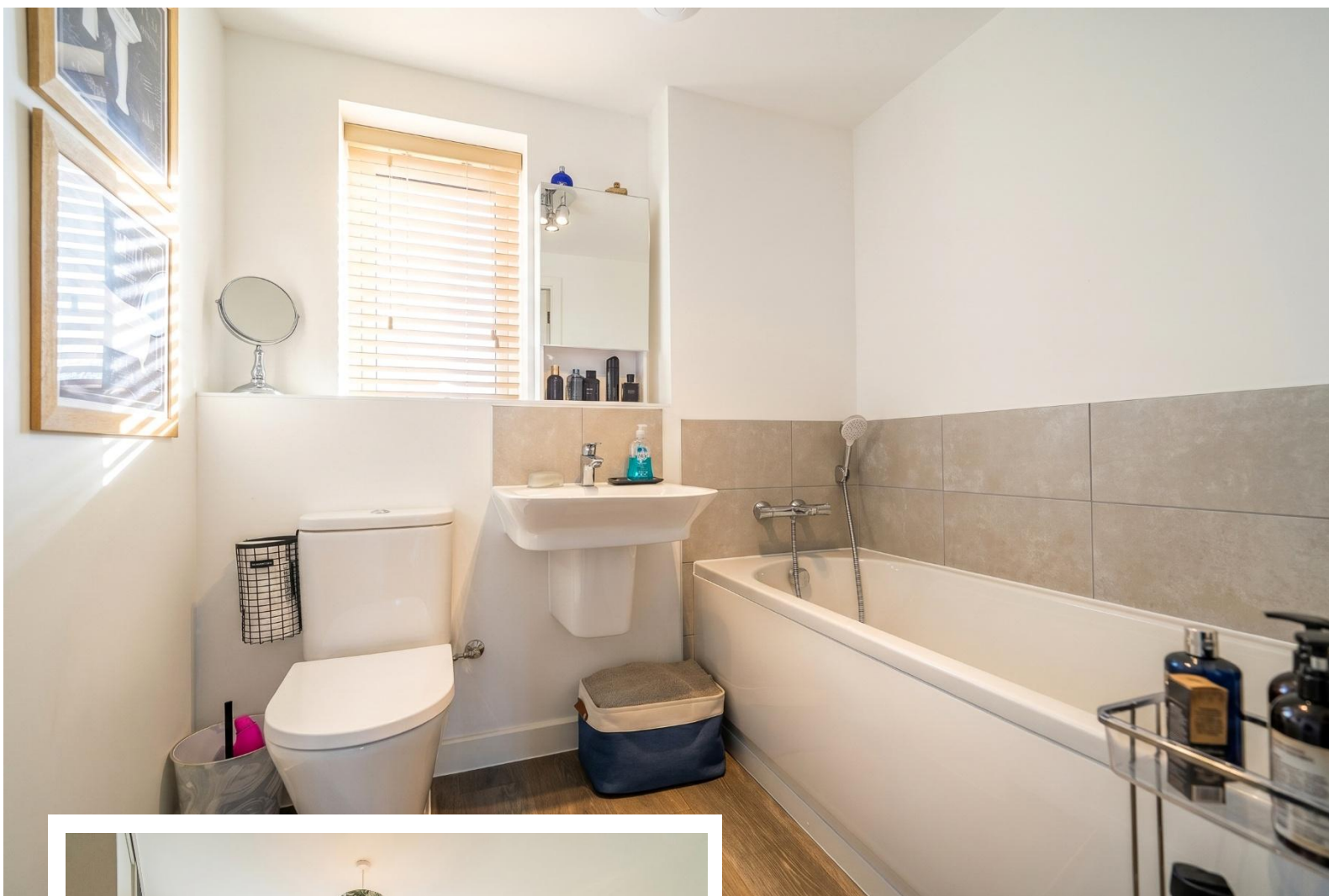




## Property Description

A very well presented and recently constructed ground floor apartment offering accommodation comprising a spacious open plan lounge/kitchen/diner with Juliet balcony, two double bedrooms, en-suite shower room, guest bathroom and two allocated parking spaces

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



## Rooms & Measurements

Spacious Open Plan Lounge/Kitchen/Diner 7.4m x 3.1m (24'3" x 10'2")

Double Bedroom One 3.3m x 3m (10'9" x 9'10")

En-Suite Shower Room

Double Bedroom Two 3.4m x 2.46m (11'1" x 8'0")

Guest Bathroom 2m x 1.7m (6'6" x 5'6")

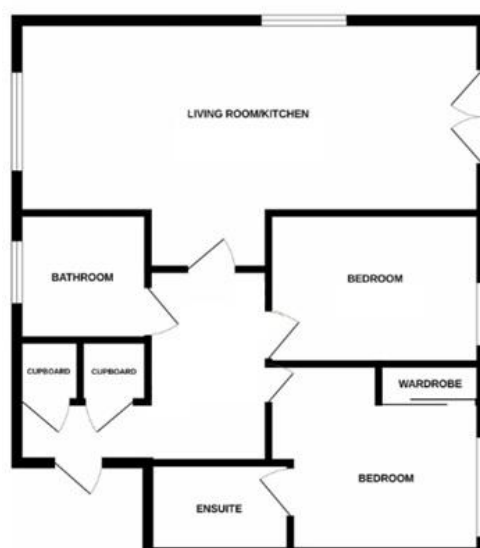
Parking

The property further benefits from two allocated parking spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 120 years remaining on the lease and an annual service charge of approx. £1,772.49. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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

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.