



Barbel Drive

Blythe Valley, Solihull

- A Beautifully Presented & Recently Constructed Detached Family Home
- Four Double Bedrooms
- Superb Open Plan Family Kitchen/Diner
- Spacious Lounge
- Two En-Suite Shower Rooms & Family Bathroom
- Landscaped Rear Garden & Garage

£700,000

Current EPC Rating - B
Current Council Tax Band - G





Property Description

A beautifully presented and recently constructed detached family home situated in a most sought after location. Offering accommodation comprising a superb open plan family kitchen/diner, spacious lounge, home office, utility room, guest W.C, four double bedrooms, two en-suite shower room, family bathroom, landscaped rear garden, garage and driveway parking

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.

Tenure

We are advised by the vendor that the property is freehold with an annual estate management charge. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – G



Rooms & Measurements

Spacious Lounge to Front 5.49m x 3.66m (18'0" x 12'0")

Dual Aspect Home Office to Front 2.95m x 2.69m (9'8" x 8'10")

Guest W.C 2.01m x 1.07m (6'7" x 3'6")

Superb Open Plan Family Kitchen/Diner to Rear 9.17m x 3.05m (29'13" x 10'0")

Utility Room 2.01m x 1.63m (6'7" x 5'4")

Bedroom One to Front 3.73m x 2.95m (12'3" x 9'8")

Walk in Wardrobe 2.39m x 2.11m (7'10" x 6'11")

En-Suite Shower Room 2.39m x 1.63m (7'10" x 5'4")

Bedroom Two to Side 3.28m x 3m (10'9" x 9'10")

En-Suite Shower Room 2.03m x 1.68m (6'8" x 5'6")

Bedroom Three to Side 3.05m x 3m (10'0" x 9'10")

Bedroom Four to Front 2.97m x 2.84m (9'9" x 9'4")

Family Bathroom to Front 2.41m x 1.91m (7'11" x 6'3")

Garage 6.05m x 3.15m (19'10" x 10'4")



316 Stratford Road
Shirley
Solihull
B90 3DN

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.