smarthomes

Woodview Rise

Blythe Valley, Solihull

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

40% Share £96,000

100% Share £240,000

Current EPC Rating – C Current Council Tax Band - B

Property Description

A very well presented modern second floor apartment offering accommodation comprising two double bedrooms, contemporary en-suite shower room, guest bathroom, open plan lounge/kitchen/diner with balcony 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

Open Plan Lounge/Kitchen/Diner with Balcony 7m x 3.7m (22'11" x 12'1")

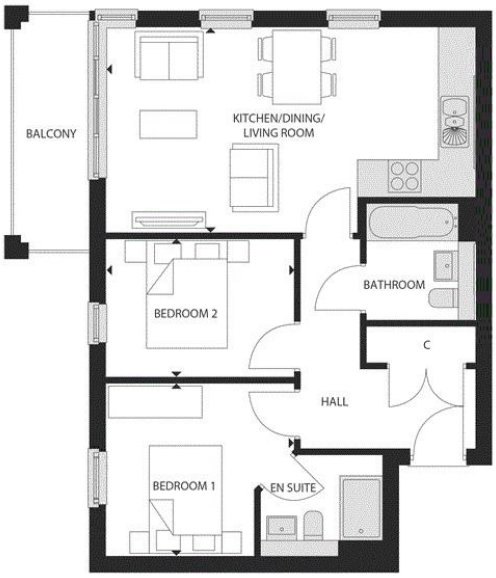
Bedroom One 3.5m x 3.2m (11'5" x 10'5")

En-Suite Shower Room

Bedroom Two 3.5m x 2.5m (11'5" x 8'2")

Guest Bathroom 2.2m x 1.9m (7'2" x 6'2")

Tenure
We are advised by the vendor that the property is leasehold with approx. 988 years remaining on the lease, a service charge of approx. £143.54 per month and a rental figure of £361.90 per month for the remaining 60% share 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



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.