



smarthomes

Magnolia Drive

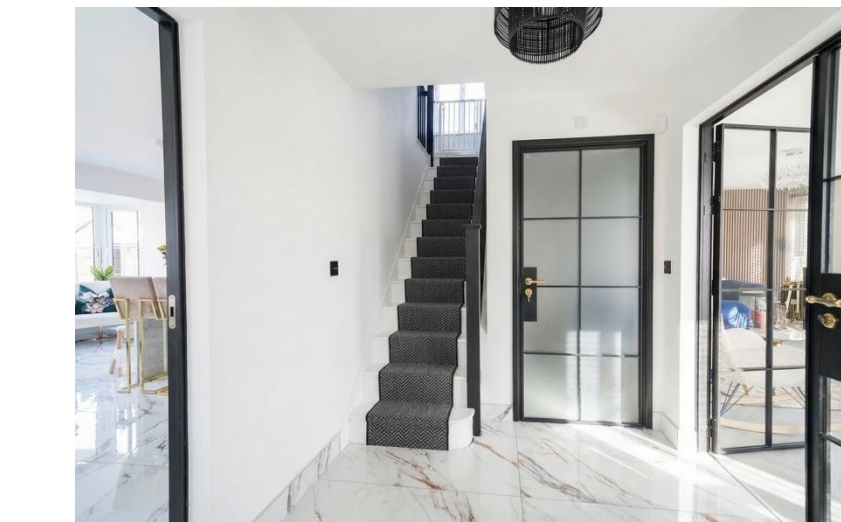
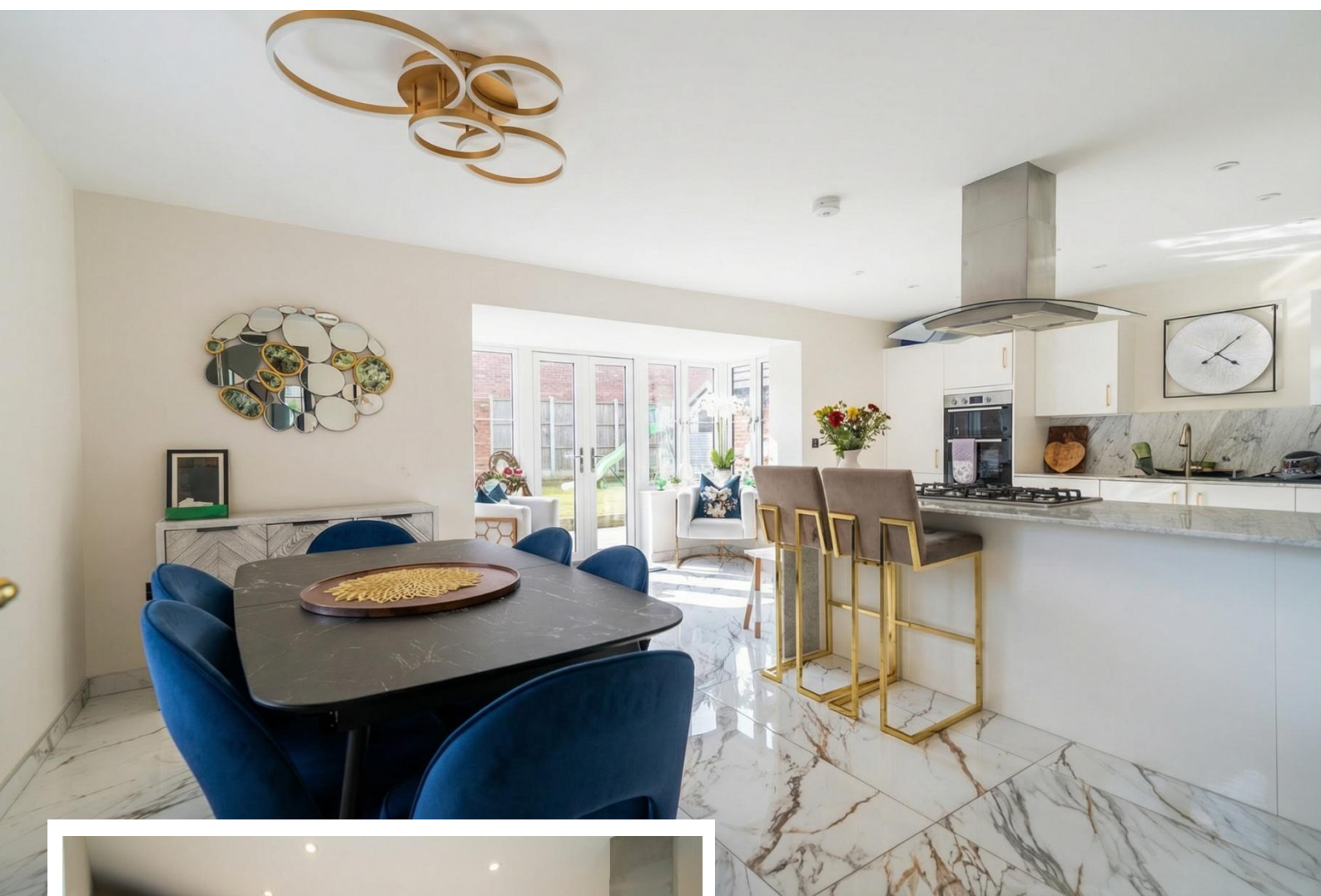
Blythe Valley, Solihull

- A Beautifully Presented Four Bedroom Detached Family Home
- Open Plan Kitchen Diner
- Lounge
- Utility Room
- En Suite Shower Room & Family Bathroom
- Garage

Offers Over £600,000

Current EPC Rating - 85 (B)
Current Council Tax Band - F

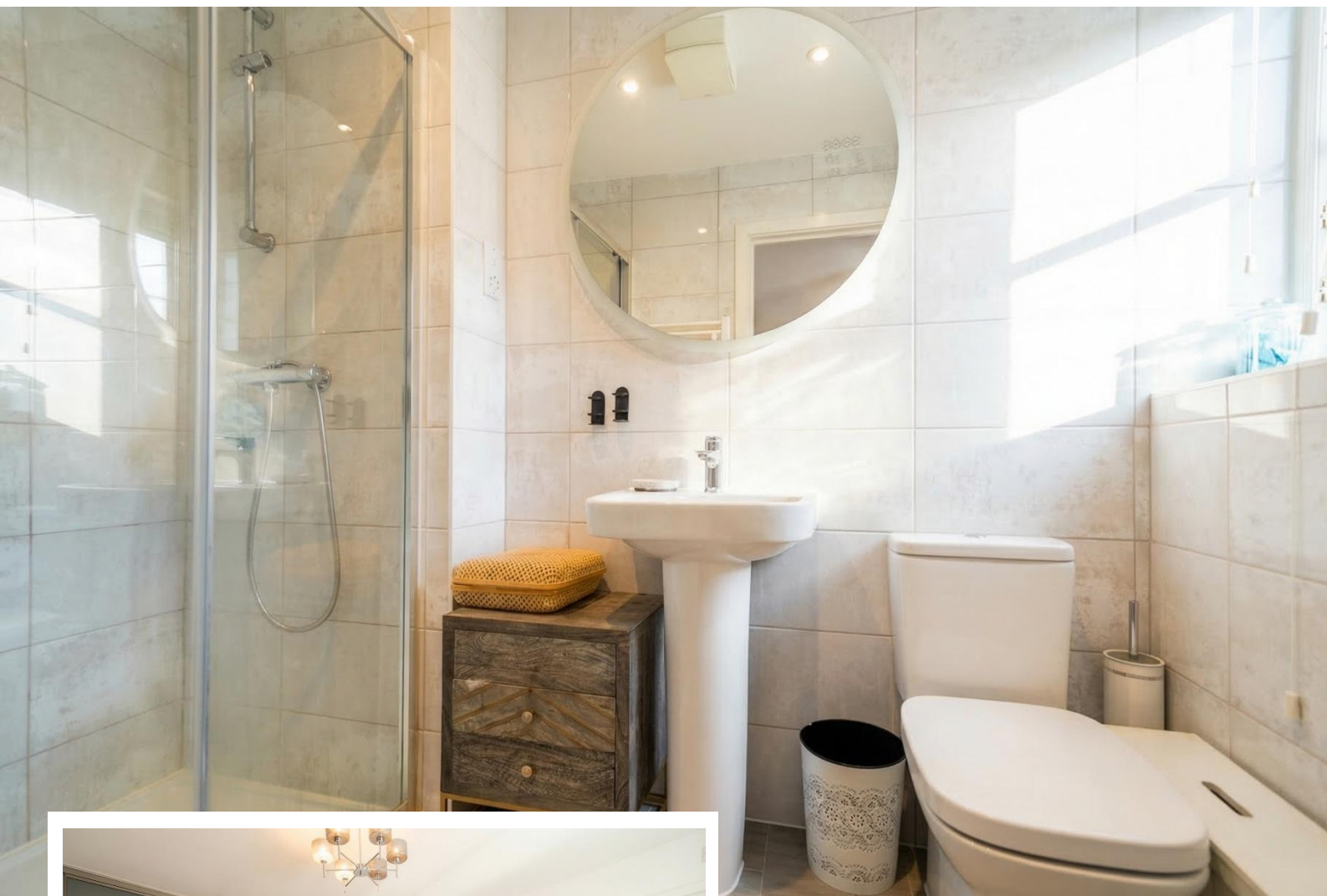




Property Description

A beautifully presented four bedroom detached family home overlooking the conservation area on Blythe Valley with accommodation briefly affording lounge, guest WC, open plan kitchen diner, utility room, en suite, family bathroom, private rear garden, single garage and off-road 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.



Rooms & Measurements

Welcoming Entrance Hallway

Lounge - 6.5m x 4.3m (into bay) (21'3" x 14'1")

Open Plan Kitchen Diner - 6.5m x 5.2m (into bay) (21'3" x 17'0")

Utility Room to Side - 2m x 2.1m (6'6" x 6'10")

Guest WC

Bedroom One to Front - 3.9m (max) x 4m (12'9" x 13'1")

En Suite Shower Room to Front

Bedroom Two to Side - 3.9m x 3.1m (12'9" x 10'2")

Bedroom Three - 3.9m (to door recess) x 3.3m (12'9" x 10'9")

Bedroom Four to Rear - 2.7m x 2.4m (8'10" x 7'10")

Family Bathroom to Front - 2.1m x 1.9m (6'10" x 6'2")

Garage - 5.5m x 2.7m (18'0" x 8'10")

Tenure

We are advised by the vendor that the property is freehold. 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



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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 and 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.