



smarthomes

## Spitfire Avenue

Blythe Valley, Solihull

- A Beautifully Presented & Recently Constructed Four Double Bedroom Detached Property
- Large Master Bedroom With Dressing Area
- Spacious Dual Aspect Lounge
- Study
- Generous Kitchen/Dining/Family Room
- Two En Suite Shower Rooms & Four Piece Family Bathroom
- Situated On A Private Drive

**£650,000**

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







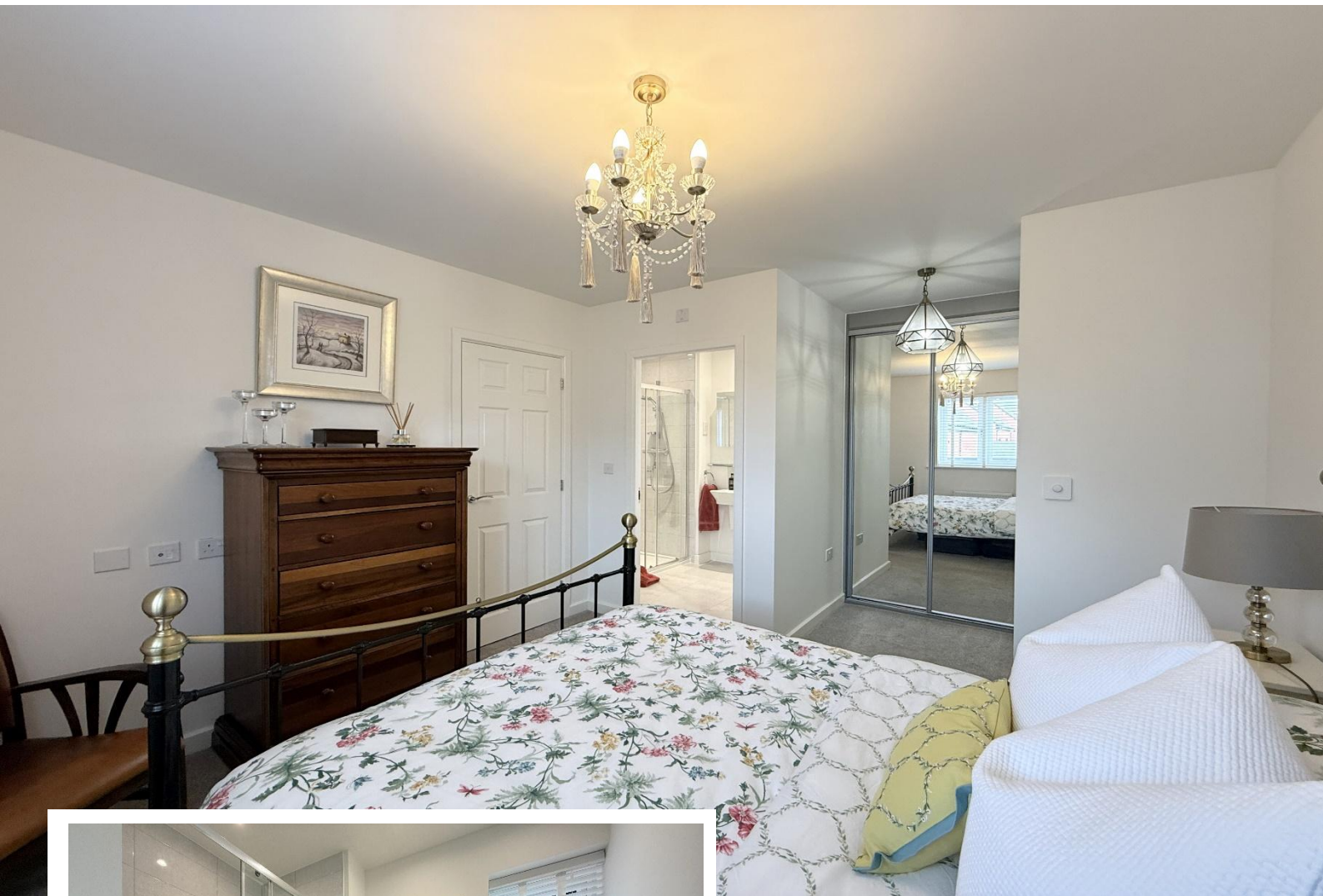
## Property Description

A beautifully presented and recently constructed detached property, with remaining NHBC warranty, offering four double bedrooms, spacious dual aspect lounge, study, open plan kitchen/dining/family room, utility room, guest WC, two en suites, four piece family bathroom, delightful landscaped rear garden, garage and off-road parking.

Located within the highly sought-after Blythe Valley, this modern development offers a unique balance of contemporary living and countryside charm. Set amidst landscaped green spaces and nature trails offering access to excellent country and canal walks and bike rides, the area is perfect for families and professionals alike, offering a peaceful, well-connected setting without compromising on convenience. Blythe Valley is just a short drive from Solihull town centre offering an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. In addition, the property is close to local shops, pubs and restaurants in Hockley Heath and Earlswood. Local schools are sought after with this property currently falling within Tudor Grange Academy catchment. The nearby M42 provides swift access to Birmingham City Centre, the NEC, Resorts World, and Birmingham International Airport, making commuting and travel easy and efficient. In addition, there are excellent rail links for those traveling further afield, with Dorridge Train Station being circa 2 miles away, offering quick commuter links to Birmingham and London.

With its mix of contemporary homes, strong transport links, and access to natural surroundings, Blythe Valley is a prime location for those seeking a high-quality lifestyle in a forward-thinking neighbourhood.





## Rooms & Measurements

Spacious Entrance Hall

Spacious Dual Aspect Lounge - 3.56m x 5.99m (11'8" x 19'8")

Dual Aspect Study - 3.28m x 2.21m (10'9" x 7'3")

Guest WC

Generous Open Plan Kitchen/Dining/Family Room - 5.03m x 4.32m (16'6" x 14'2")

Utility Room to Side - 1.57m x 1.55m (5'2" x 5'1")

Bedroom One & Dressing Area to Side - 4.42m x 3.25m (14'6" (max to wardrobes) x 10'8"

En Suite Shower Room to Side - 2.29m x 1.83m (7'6" x 6'0")

Bedroom Two to Front - 2.31m x 3.56m (7'7" (min) x 11'8")

En Suite Shower Room to Front - 2.18m x 1.55m (7'2" x 5'1")

Bedroom Three to Rear - 2.74m x 3.68m (9'0" (min) x 12'1")

Bedroom Four to Front - 2.77m x 3.53m (9'1" (max) x 11'7")

Four Piece Family Bathroom to Side - 1.85m x 3.07m (6'1" x 10'1")

Garage

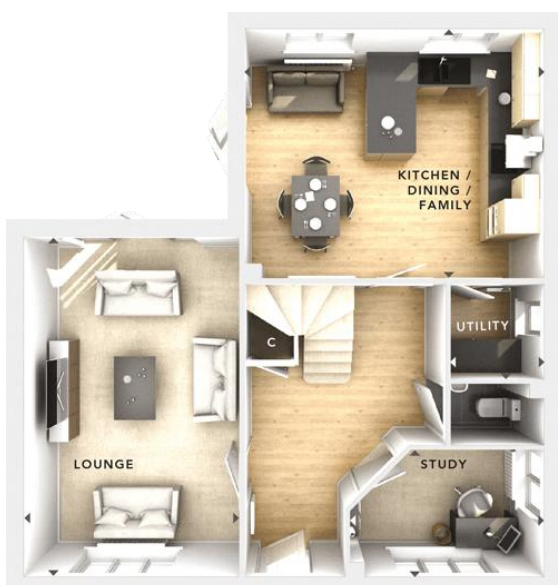
Tenure

We are advised by the vendor that the property is freehold, 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 - F





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.