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**6 BLYTHE WAY
SOLIHULL
B91 3EY**

Occupying a generous plot in a quiet cul de sac between Brueton and Malvern Parks this spacious 1930s detached home offers four excellent bedrooms two en suites a west facing garden and exciting scope to update and extend

6 BLYTHE WAY

Set within one of Solihull's most sought after roads this substantial traditional detached home offers an exceptional opportunity to create a long term family home tailored to individual tastes. The property has been well cared for over the years and is comfortably appointed throughout while offering plenty of scope for modernisation and future enlargement if desired.

The generous accommodation includes four spacious bedrooms with two benefiting from en suite alongside a family bathroom making it ideal for growing families. Downstairs there are a variety of reception spaces designed for both everyday living and entertaining while the large west facing garden provides a wonderful outdoor setting. Occupying an impressive plot of around one third of an acre the home combines period character generous proportions and excellent potential in one of the area's most sought after locations.





A welcoming entrance hall immediately showcases the character of this traditional home with lovely wooden flooring and attractive picture rails creating a warm first impression. To the front the spacious dining room enjoys a wide bay window allowing natural light to fill the room making it an ideal space for family meals or entertaining guests.

To the rear a generous lounge centres around a feature fireplace creating a comfortable place to relax. The modern kitchen is well arranged and connects effortlessly with the adjoining snug where a charming log burner creates a cosy atmosphere during the colder months. French doors from the kitchen open directly onto the patio making outdoor dining easy while the snug flows into a substantial sunroom added by the current owners. With further French doors opening onto the garden this bright additional living space provides flexibility as a family room home office or entertaining area while making the most of the attractive west facing aspect.







The spacious landing gives access to four generously proportioned bedrooms each benefiting from large windows that fill the rooms with natural light. Bedrooms one and two are particularly impressive spacious doubles each with the added convenience of its own en suite shower room providing privacy and practicality for family members or guests.

The remaining bedrooms are both excellent sizes offering versatile accommodation for children or guests. A well proportioned family bathroom comfortably serves the rest of the household while maintaining the practical layout of the first floor.

The generous proportions of the house continue upstairs and there is clear potential to utilise the loft space subject to the necessary permissions creating additional bedrooms or further living accommodation should future requirements change. The existing layout already offers comfortable family living while allowing new owners the opportunity to personalise and enhance the property over time.









The property is approached via an attractive block paved in and out driveway providing ample parking alongside convenient side access. Sitting on an impressive plot of approximately one third of an acre the outdoor space is a real highlight. A generous patio extends across the rear of the house creating an excellent setting for outdoor dining entertaining or simply enjoying the west facing sunshine. Beyond the patio a feature pond adds character while the extensive lawn provides plenty of space for children to play or keen gardeners to enjoy. Mature trees border the garden creating a private and peaceful backdrop that complements the generous size of the plot and offers a wonderful sense of seclusion throughout the year.

Ground Floor

Approx. 136.8 sq. metres (1472.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 112.0 sq. metres (1205.4 sq. feet)



Total area: approx. 248.8 sq. metres (2678.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Traditional 1930s Detached Home
- Prime Solihull Location
- Four Spacious Bedrooms , Two with En Suites
- Large Family Bathroom
- Quiet Cul de Sac Position
- West Facing Rear Garden
- One Third Acre Plot
- Between Brueton and Malvern Parks
- Scope to Update and Extend (STP)
- NO UPWARD CHAIN

SIZE Total - 2,678 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

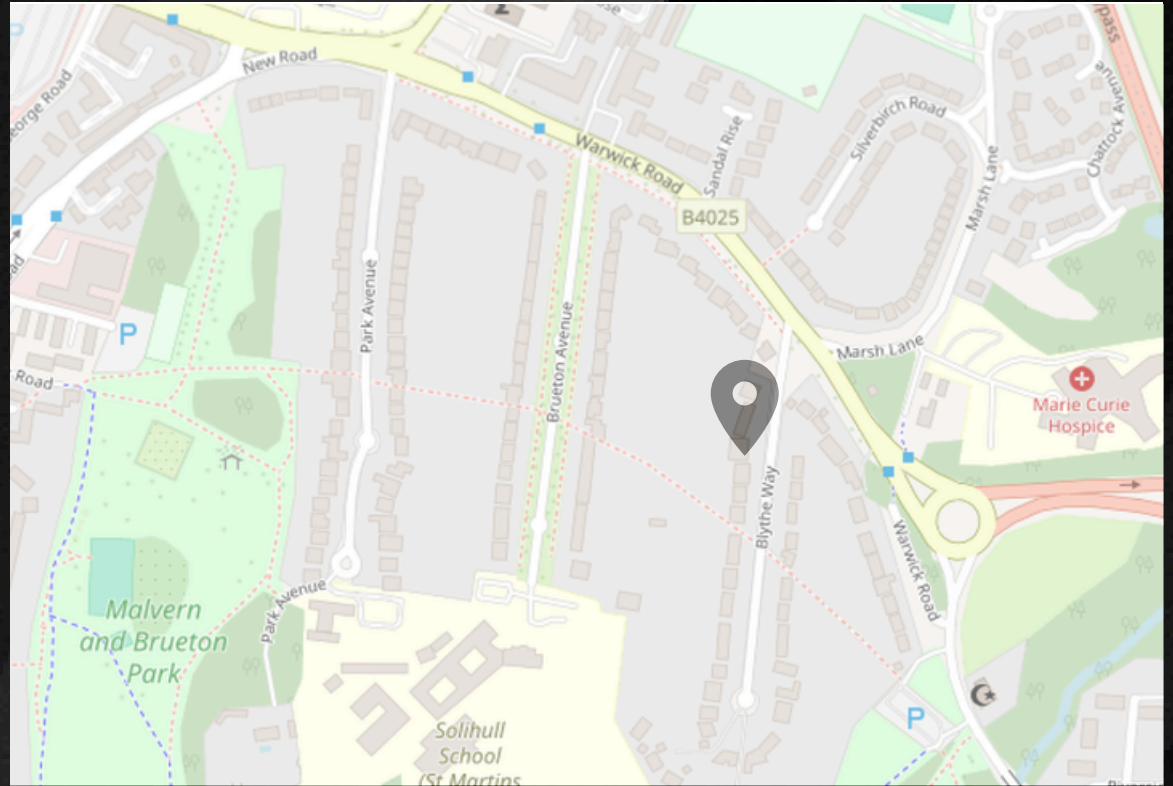
Network in the area: EE - 85%, Vodafone - 80%, Three - 85%
O2 - 81%

PARKING Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.



LOCATION

Positioned between Brueton Park and Malvern Park this home enjoys one of Solihull's most desirable residential settings. The town centre is within comfortable walking distance offering an excellent selection of shops restaurants cafes and leisure facilities. Highly regarded schools including Solihull School are also close by making the location particularly appealing for families. Excellent transport connections include easy access to the M42 providing convenient links to the wider motorway network Birmingham Airport the NEC and nearby business centres while Solihull railway station offers regular services to Birmingham and London. The combination of green open spaces excellent amenities and superb connectivity makes this a highly sought after place to call home.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

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