



smarthomes

## Whittle Road

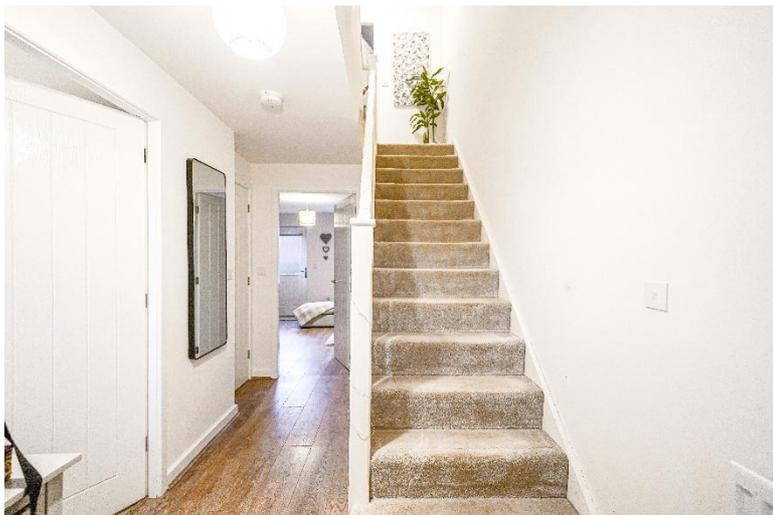
Blythe Valley, Solihull

- An Extremely Well Presented Semi Detached Property
- Two Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Larger Than Average Rear Garden
- No Upward Chain

**£315,000**

Current EPC Rating 83 (B)  
Current Council Tax Band C





## Property Description

An extremely well presented semi-detached property offered with no chain and briefly affording two double bedrooms, lounge diner, kitchen, guest WC, family bathroom, larger than average rear garden, off road parking, UPVC double glazing and gas central heating

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

Entrance Hall

Lounge/Diner to Rear - 4.1m x 3.9m (13'5" x 12'9")

Guest WC

Fitted Kitchen to Front - 3.1m x 2m (10'2" x 6'6")

Bedroom One to Front - 3.6m x 3.3m (11'9" x 10'9")

Bedroom Two to Rear - 4.7m x 2.2m (15'5" x 7'2")

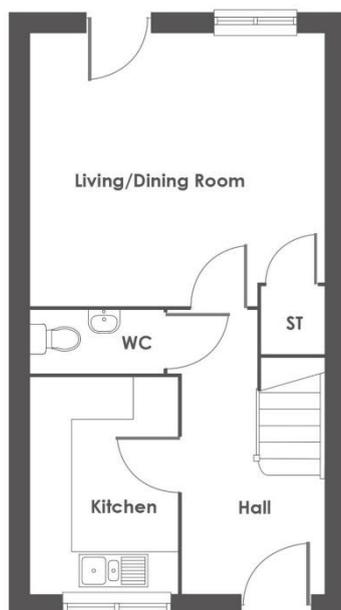
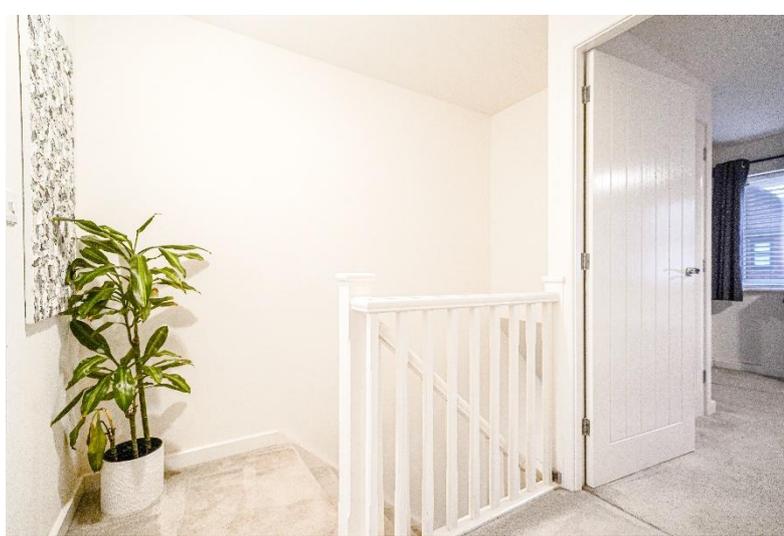
Family Bathroom to Rear - 2.7m x 1.8m (8'10" x 5'10")

### Tenure

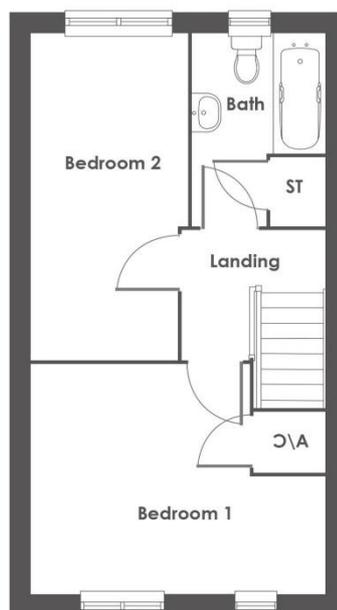
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – C



**Ground Floor**



**First Floor**

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 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.