

smarthomes

Brambles Crescent

Blythe Valley, Solihull

- A Beautifully Presented & Recently Constructed Detached Family Home
- Four Bedrooms
- Superb Open Plan Family Kitchen/Diner
- Spacious Lounge
- En-Suite Shower Room & Family Bathroom
- Solar PV System (5.5kw) Substantially Reducing Utility Costs

£550,000

Current EPC Rating - 84 (B)

Current Council Tax Band - E











Property Description

A beautifully presented and recently constructed detached family home situated in a most popular and quiet location. Offering accommodation comprising a superb open plan family kitchen/diner, spacious lounge, guest W.C, four good size bedrooms, en-suite shower room, family bathroom, landscaped South/Westerly facing family garden, garage and driveway parking for 2/3 vehicles. The property further benefits from a Solar PV system (5.5kw) substantially reducing utility costs

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 Hallway
Guest W.C
Open Plan Family Kitchen/Diner to Front - 5.6m x 3.4m max (18'4" x 11'1" max)
Spacious Lounge to Rear - 6m x 3.4m (19'8" x 11'1")
Bedroom One to Front - 3.25m x 2.65m (10'7" x 8'8")
En-Suite Shower Room
Bedroom Two to Rear - 3.3m x 2.5m (10'9" x 8'2")
Bedroom Three to Rear - 2.7m x 2.5m (8'10" x 8'2")
Bedroom Four to Front - 2.6m max x 2.5m max (8'6" max x 8'2" max)
Family Bathroom - 2.2m x 2.1m (7'2" x 6'10")
Garage - 5.3m x 2.7m (17'4" 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 – E.
EPC Rating - B.

The property further benefits from an owned Solar PV System (5.5kw) with 2 battery banks fitted to the rear of the property, substantially reducing utility bill costs











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.