



smarthomes

Vendace Road

Blythe Valley, Solihull

- An Impressive Four Double Bedroom Detached Family Home
- Recently Constructed By Bloor Homes
- L Shaped Open Plan Lounge/Kitchen Diner
- Spacious Lounge & Separate Office
- Two En Suites & Family Bathroom
- Low Maintenance South Facing Rear Garden

Offers Over £685,000

Current EPC Rating 84 (B)

Current Council Tax Band F





Property Description

An impressive four double bedroom detached property benefiting from being with walking distance of the park, offering open plan lounge kitchen/diner, spacious lounge, guest WC, study, two en suites, family bathroom, low maintenance south facing rear garden, single garage and off-road parking for multiple vehicles

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 WC

L Shaped Open Plan Lounge/Kitchen Diner - 7.3m x 5.5m (23'11" x 18'0")

Spacious Lounge to Rear - 5.2m x 3.7m (17'0" x 12'1")

Office to Front - 2.6m x 2.5m (8'6" x 8'2")

Bedroom One to Front - 3.9m x 3.8m (to wardrobes) (12'9" x 12'5")

En Suite Shower Room

Bedroom Two to Front - 4.5m x 2.8m (14'9" x 9'2")

En Suite Shower Room

Bedroom Three to Rear - 3.4m x 2.9m (11'1" x 9'6")

Bedroom Four to Rear - 3.4m x 2.9m (11'1" x 9'6")

Family Bathroom to Rear - 2.4m x 1.9m (7'10" x 6'2")

Single Garage - 6.1m x 3.1m (20'0" x 10'2")

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 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.