



smarthomes



- A Semi-Detached Family Home
- Three Double Bedrooms
- En-Suite Shower Room & Dressing Area
- Open Plan Living/Dining/Kitchen

## Woodlands Place, Blythe Valley, Shirley, Solihull, B90 8AY

A recently constructed semi-detached property located within Blythe Valley Park and current falling into Tudor Grange catchment area. Offering accommodation comprising an open plan living/dining/kitchen, guest W.C., three double bedrooms, master bedroom with dressing area & en-suite shower room, family bathroom, study area, pleasant Southerly facing rear garden and two allocated parking spaces. EPC Rating B. Council Tax Band - D

Offers in Excess  
of £395,000



## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a shrub fore garden and paved footpath extending to canopy porch with a composite front door leading through to

### **Entrance Hallway**

With tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to



### **Guest W.C**

Fitted with a modern white suite comprising a low flush WC and a wall mounted wash hand basin with attractive splashback. Obscure double glazed window to front, spot lights to ceiling, tiled flooring and radiator



### **Open Plan Lounge & Dining Kitchen**

26' 1" max x 15' 6" max (7.95m max x 4.72m max)

### **Lounge to Rear**

With double glazed French doors leading out to the Southerly facing rear garden, double glazed window to side, radiator, ceiling light point, useful under-stairs storage cupboard and opening into

### **Dining Kitchen to Front**

Being fitted with a contemporary range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands incorporating a sink and drainer unit with feature mixer tap, further incorporating a four ring gas hob with stainless steel splashback and extractor canopy over. Inset eye-level double oven and grill, integrated washer/dryer, dishwasher and fridge/freezer, spot lights to ceiling, tiled flooring and double glazed bay window to front

### **First Floor Landing**

With two ceiling light points, radiator, double glazed window to front elevation, useful study area, stairs leading to the second floor accommodation and doors leading off to

### **Dual Aspect Bedroom Two**

*10' 8" x 8' 2" min (3.25m x 2.49m min)* With double glazed windows to front and side elevations, radiator and ceiling light point

### **Bedroom Three to Rear**

*11' 10" x 8' 3" (3.61m x 2.51m)* With double glazed window to rear elevation, radiator and ceiling light point

### **Modern Family Bathroom to Rear**

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower attachment over and glazed screen, WC with enclosed cistern and wall mounted flush and wall mounted wash hand basin. Obscure double glazed window to rear, tiling to water prone areas and floor, ladder style radiator and spot lights to ceiling

### **Second Floor Landing**

With ceiling light point, airing cupboard housing boiler and door leading into

### **Bedroom One to Front**

*13' 6" x 11' 6" (4.11m x 3.51m)* With double glazed dormer window to front elevation, feature wall panelling, large over-stairs storage cupboard, radiator, ceiling light point and opening into

### **Dressing Area**

*12' 5" x 5' 10" (3.78m x 1.78m)* With Velux roof window to rear, fitted wardrobes, ceiling light point, access to loft space, radiator and door leading into

### **Modern En-Suite Shower Room**

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, WC with enclosed cistern and wall mounted flush and wall mounted wash hand basin. Velux roof window to rear, complementary tiling to walls and floor, ladder style radiator and spot lights to ceiling

## South/Westerly Facing Rear Garden

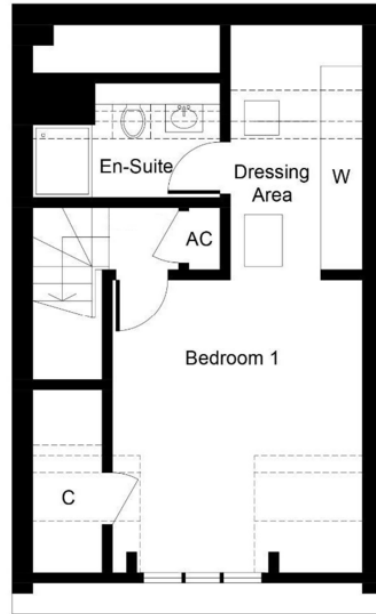
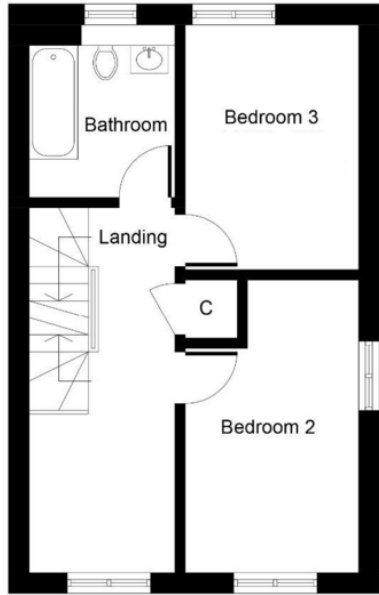
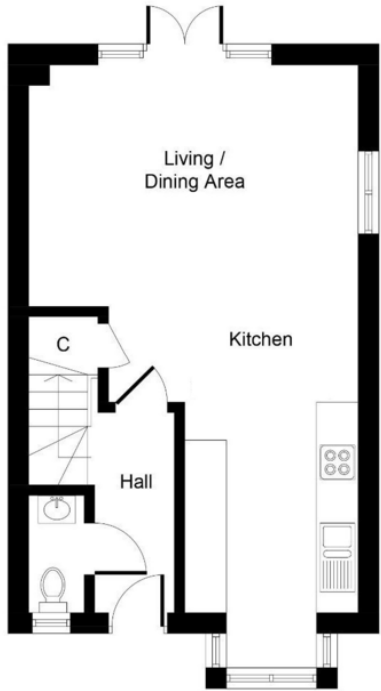
Being mainly laid to lawn with paved patio, brick walls and fencing to boundaries, railway sleeper borders and gated rear access leading to two parking spaces

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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