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- A Handsome & Substantial Detached Family Home
- Five Good Size Bedrooms
- Four Reception Rooms
- Two En-Suite Shower Rooms

Blythe Way, Solihull, B91 3EY

Smart Homes are delighted to offer this handsome and substantial detached family home sitting in 0.45 acres of delightful well screened gardens and just a short walk from Solihull town centre. Offering spacious accommodation comprising a welcoming entrance hallway, drawing room, superb Amdega pavilion style conservatory, music room/dining room, bespoke breakfast kitchen, further dining room/sun room, study, utility room, two guest W.C's, five good size bedrooms, two en-suite shower rooms, recently re-fitted luxury family bathroom, large side garage, ample driveway parking and a private extensive mature West facing rear garden. The property further benefits from replacement UPVC double glazing installed in late 2022 and planning consent for substantial extension and reconfiguration. Council Tax Band – G. EPC Rating – 65.

£1,500,000



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is situated on a sought after tree lined road and is set back behind a sweeping tarmac driveway providing ample off road parking. There is a laid lawn area, well stocked shrub borders and a feature canopy porch with an original wooden front door leading into

Welcoming Entrance Hallway

With original oak flooring, feature wall and ceiling beams, ceiling spot lights, two wall mounted radiators, double glazed leaded window to front elevation, stairs leading to the first floor accommodation and timber door leading off to



Drawing Room to Front

21' 11" x 13' 6" (6.68m x 4.11m) With a double glazed windows to front and side elevations including a feature stained glass window, three wall mounted radiators, ceiling spot lights, inglenook fireplace with oak over mantle plate rail and a stone fire surround with living flame gas fire. Double opening leaded doors lead into



Superb Amdega Pavilion Style Conservatory
15' 9" x 13' (4.8m x 3.96m) This superb Amdega conservatory benefits from double glazed windows to three sides overlooking rear garden, two sets of glazed French doors leading out to the terrace and rear garden and travertine style flooring

Music Room/Dining Room to Rear
11' 9" x 11' 5" (3.58m x 3.48m) With a double glazed bay window overlooking rear garden, wall mounted radiator, feature open stone fire, ceiling beams and wall light points



Study to Front
11' 4" max x 8' 11" max (3.45m max x 2.72m max) With a double glazed window to front elevation, radiator, ceiling spot lights, wood effect flooring and a range of bespoke fitted oak furniture and work station

Guest W.C
Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure double glazed window to front, half height wooden panelling, radiator, ceiling light point and under stairs storage area



Bespoke Breakfast Kitchen to Rear

20' 8" x 13' (6.3m x 3.96m) Being fitted with a bespoke range of wooden wall, base and drawer units with a marble work surface over incorporating a Belfast with mixer tap over. AGA with two ovens, central island with wine storage, integrated Bosch dishwasher and integrated fridge and freezer. Tiling to splash back areas, wooden flooring, wall mounted radiator, ceiling spot lights, double glazed windows to the side and rear aspect, wooden courtesy doors to lobby and utility room and access to

Further Dining Room/Sun Room

15' 9" x 12' 9" (4.8m x 3.89m) With double glazed windows overlooking rear garden, double glazed French doors leading out to the terrace and rear garden, LVT flooring, wall lighting and ceiling spot lights

Utility Room

11' 1" max x 9' 5" max (3.38m max x 2.87m max) Fitted with a range of wall and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, obscure glazed stable door to side, tiling to floor, wall mounted gas central heating boiler, ceiling light point and wooden door to

Further Guest W.C

Being fitted with a white suite comprising a low flush W.C and corner wash hand basin. Obscure double glazed window to side, tiling to splash back areas and floor, radiator and ceiling light point

Landing

With original timber panelling, wall and ceiling light points, stained glass feature panel window to front elevation and a door to storage room. There is access to a substantial loft space with superb potential for conversion and door leading off to

Dual Aspect Master Bedroom

18' 2" max x 13' 6" max (5.54m max x 4.11m max) With a double glazed window to front elevation with fitted shutters and double glazed bay window to rear elevation with fitted shutters, radiator, ceiling spot lights, a range of fitted furniture including wardrobes and bedside tables and matching freestanding chests of drawers. A door leads to

En-Suite Shower Room to Rear

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Fitted storage cupboards, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Dual Aspect Bedroom Two

17' 1" max x 11' max (5.21m max x 3.35m max) With double glazed windows to front and rear elevations, two wall mounted radiators, ceiling spot lights, fitted wardrobes with sliding doors and door to

En-Suite Shower Room to Front

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Three to Rear

14' 7" max x 10' 5" max (4.44m max x 3.18m max) With double glazed window to rear elevation, bespoke built in storage with shelving, radiator and ceiling spot lights

Bedroom Four to Rear

13' 11" max x 11' 2" max (4.24m max x 3.4m max) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Five to Rear

13' 11" x 5' 10" (4.24m x 1.78m) With double glazed window to rear elevation, built in storage, radiator and ceiling light point

Luxury Re-Fitted Family Bathroom to Front

9' 9" max x 9' 6" max (2.97m max x 2.9m max) Being recently re-fitted with a luxury white Porcelanosa suite comprising of a feature freestanding bath with shower attachment, large separate shower enclosure with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the front elevation

Private Extensive Mature Rear Garden

Being mainly laid to lawn with a large Indian stone paved terrace, decked areas, water feature, external lighting, timber summer house, gated side access, well stocked shrub borders, hedging and panelled fencing to boundaries and a natural biodiversity area

Large Garage

19' 6" x 14' 9" (5.94m x 4.5m) Located at the side of the property with an up and over door for vehicular access, ceiling light point, courtesy door to rear garden and door to inner lobby with further door to property frontage

Agents Note

We are advised by the vendor that the property has been refurbished and staged by Housestyle Countrywide

Approved Planning Consent

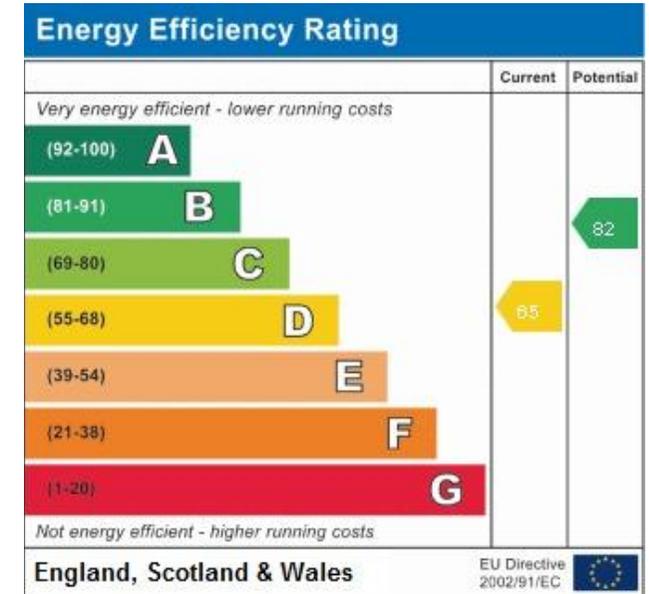
The property further benefits from planning consent for further extension and reconfiguration of the property. This consent includes the following: The creation of a new open plan kitchen and living area at the rear with access to the garden and a glazed roof above. The creation of a new grand entrance hall with access to a landing gallery with views over the kitchen and garden. Reconfiguration of the first floor to create a new master bedroom with dressing room and en-suite. The creation of 4 further double bedrooms all with en-suite facilities. A new staircase giving access to the roof space to facilitate the creation of two further spacious bedrooms





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 - G







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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 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.