



smarthomes



- A Beautifully Presented & Recently Constructed Detached Family Home
- Four Double Bedrooms
- Family Kitchen/Diner
- En-Suite Shower Room

Whittle Drive, Blythe Valley, Shirley, Solihull, B90 8BT

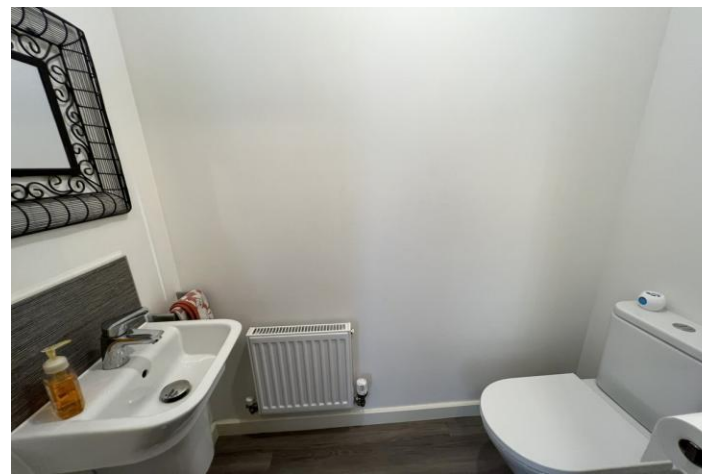
£575,000

A beautifully presented and recently constructed detached family home situated on the edge of the popular Blythe Valley development with open views to front. Offering accommodation comprising a spacious lounge, family kitchen/diner, utility room, guest W.C, four double bedrooms, en-suite shower room, family bathroom, private rear garden, driveway parking and garage. Council Tax Band – F. EPC Rating - B



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 situated at the end of a private road behind a tarmac driveway leading to a garage and off road parking spaces. There is a laid lawn area, planted shrubs and a paved footpath leading to a canopy porch with a composite front door leading into

Entrance Hallway

With Amtico flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and oak door leading off to



Spacious Dual Aspect Lounge

20' 0" x 13' 1" (6.1m x 4m) With a UPVC double glazed bay window with shutters and further UPVC double glazed window with shutters, two wall mounted radiators and two ceiling light points



Dual Aspect Family Kitchen/Diner

20' 0" x 10' 5" (6.1m x 3.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated dishwasher and fridge/freezer, Amtico flooring, two wall mounted radiators, ceiling light point and spot lights, two UPVC double glazed windows with shutters, UPVC double glazed French doors leading to rear garden and opening into

Utility Room

6' 10" x 4' 7" (2.1m x 1.4m) With a fitted wall unit, concealed wall mounted gas central heating boiler, fitted work surface with space and plumbing for washing machine and tumble dryer below, UPVC double glazed window to side, Amtico flooring, extractor fan, central heating radiator and ceiling light point

Guest W.C

Being fitted with a modern white Roca suite comprising a low flush W.C and wash hand basin. Tiling to splash back areas, Amtico flooring, radiator and ceiling light point

Landing

With ceiling light point, airing cupboard, loft hatch and oak doors leading off to

Master Bedroom

11' 5" x 10' 2" (3.5m x 3.1m) With a UPVC double glazed window with open views and shutters, radiator, ceiling light point, fitted wardrobes with mirror fronted sliding doors and oak door to

En-Suite Shower Room

Being fitted with a modern white Roca suite comprising of a large shower enclosure, wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure UPVC double glazed window

Bedroom Two

10' 9" x 10' 2" (3.3m x 3.1m) With a UPVC double glazed window with shutters, radiator and ceiling light point

Bedroom Three

9' 6" x 9' 6" (2.9m x 2.9m) With a UPVC double glazed window with shutters, radiator and ceiling light point

Dual Aspect Bedroom Four

9' 6" x 8' 2" (2.9m x 2.5m) With two UPVC double glazed windows with open views and shutters, radiator and ceiling light point

Family Bathroom

11' 5" x 6' 2" (3.5m x 1.9m) Being fitted with a modern white Roca suite comprising of a panelled bath with shower attachment, large shower enclosure, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure UPVC double glazed window

Private Rear Garden

Being mainly laid to lawn with paved patio area, cold water tap, timber framed shed, exterior lighting, mature shrubs and bushes, gated side access and brick built walls and panelled fencing to boundaries

Garage

19' 0" x 10' 2" (5.8m x 3.1m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and eaves storage

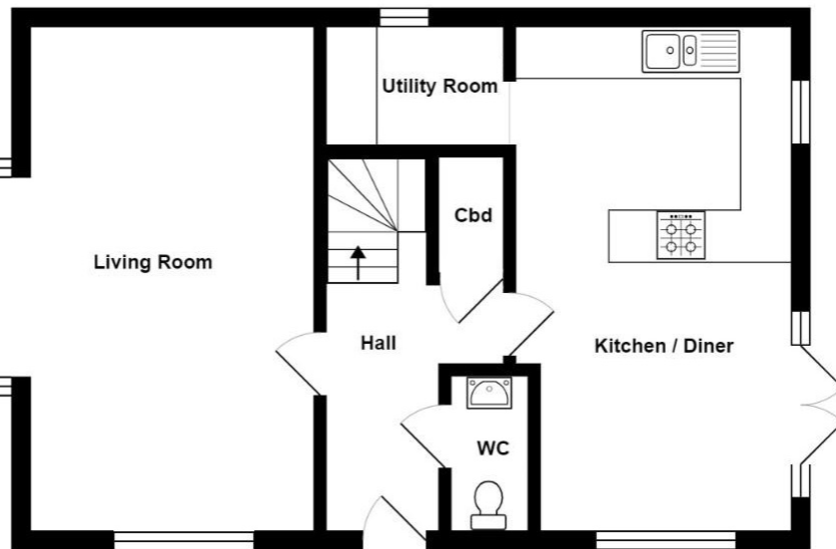
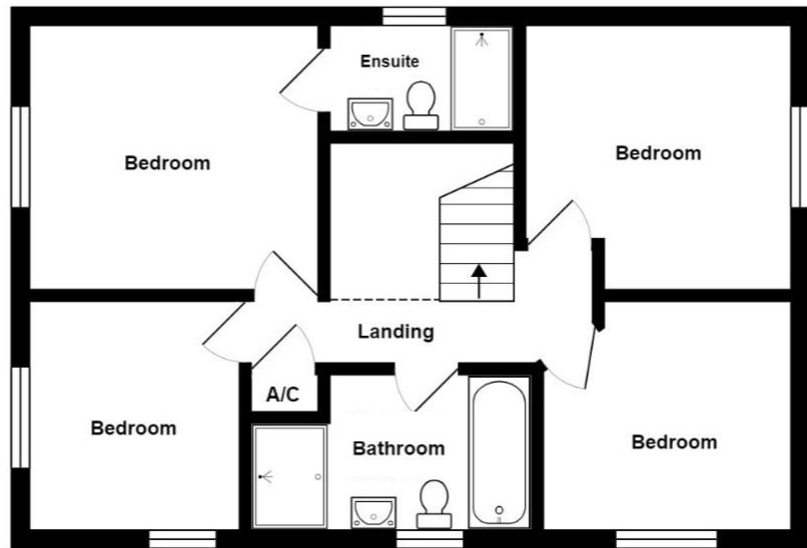
Tenure

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 – F



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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.