



smarthomes



- A Stunning Detached Family Home
- Open Views To Front
- Four Bedrooms
- Dining Kitchen With Vaulted Ceiling
- Home Office
- No Upward Chain
- Tudor Grange Academy Catchment

Murdoch Drive, Blythe Valley, Shirley, Solihull, B90 8BJ      Offers Over £600,000

A stunning detached family home in a cul-de-sac location being enviably positioned with open views to front and currently within Tudor Grange Academy catchment. The property benefits from no upward chain, four bedrooms, spacious dual aspect lounge, home office, family dining kitchen with vaulted ceiling, guest WC, utility room, master en-suite shower room, four piece family bathroom, West facing rear garden, off road parking and detached garage. Council Tax Band – F. EPC Rating – 84 (B)





## Property Description

Situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, on the 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. The property currently falls within Tudor Grange Academy catchment.



The property is set in a cul-de-sac location with open views to front having a shrubbery fore garden and paved pathway extending to contemporary canopy porch with composite front door leading through to





### **Spacious Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, useful storage cupboard, wood effect LVT flooring and doors leading off to

### **Spacious Dual Aspect Lounge**

15' 10" x 12' 8" (4.83m x 3.86m) With double glazed windows to front and side elevations, feature panelling to walls, two ceiling light points, wall lighting and two radiators



### **Home Office to Front**

6' 2" x 10' 3" (1.88m x 3.12m) With double glazed window to front elevation, feature panelling to half height, ceiling light point and radiator



### **Guest WC**

With obscure double glazed window to side, tiling to walls, low flush WC, wall mounted wash hand basin, wood effect LVT flooring, radiator and ceiling light point

### **Dining Kitchen to Rear**

24' 8" x 10' 0" (7.52m x 3.05m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, under-cupboard lighting, sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset eye-level Bosch oven and grill, integrated dishwasher and fridge freezer, radiator, a range of ceiling light points, LVT flooring, feature vaulted ceiling to dining area with Velux windows, wall lighting, hard-wiring for wall mounted television, double glazed windows to side and rear, double glazed French doors leading out to the West facing rear garden and door leading into

### **Utility Room**

6' 8" x 5' 4" (2.03m x 1.63m) Having a fitted high gloss base unit with complementary work surface and matching upstand, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing Ideal boiler, LVT flooring, ceiling light point and obscure glazed composite door leading to side

driveway and access to garage

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, access to loft space, useful built-in storage cupboard and doors leading off to

#### **Bedroom One to Front**

10' 0" x 12' 1" (3.05m x 3.68m) Having double glazed window to front elevation providing superb open views, ceiling light point, radiator, fitted wardrobes with mirrored sliding doors and door leading into

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

6' 9" x 5' 4" (2.06m x 1.63m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas and floor, under-floor heating, vanity mirror, obscure double glazed window to side, shaver socket and spot lights to ceiling

### **Dual Aspect Bedroom Two**

13' 5" x 7' 10" (4.09m x 2.39m) With double glazed windows to front and side elevations, radiator, bespoke fitted furniture and ceiling light point

### **Dual Aspect Bedroom Three**

10' 4" x 8' 0" (3.15m x 2.44m) With double glazed windows to side and rear elevations, ceiling light point and radiator

### **Bedroom Four to Rear**

10' 0" x 7' 1" (3.05m x 2.16m) With double glazed window to rear elevation, radiator and ceiling light point

### **Four Piece Family Bathroom**

11' 4" x 7' 3" (3.45m x 2.21m) Being fitted with a four piece white suite comprising; panelled bath with shower attachment, low flush WC, vanity wash hand basin and over-sized shower enclosure, with tiling to water prone areas, tiled flooring, obscure double glazed window to side, ladder style radiator and spot lights to ceiling



### **West Facing Rear Garden**

Being mainly laid to lawn with paved patio, walls and fencing to boundaries, cold water tap, external power points and gated access to side

### **Detached Garage**

16' 8" x 10' 0" (5.08m x 3.05m) Having an up and over garage door to driveway, ceiling strip light, eaves storage and power points

The property benefits from a NHBC guarantee with 7 years remaining.

### **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.





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