



smarthomes



- A Recently Constructed Detached Family Home
- Four Double Bedrooms
- Impressive Family Dining Kitchen
- No Upward Chain

Gillott Drive, Blythe Valley, Shirley, Solihull, B90 8BX

£612,500

A recently constructed detached family home currently within Tudor Grange Academy catchment, benefitting from; no upward chain, four double bedrooms, impressive dual aspect open plan family dining kitchen, spacious lounge, versatile home office/play room, en-suite shower room, four piece family bathroom, guest WC, utility cupboard, rear garden, garage and off road parking to side. EPC Rating – 85 (B). Council Tax Band - F



## Property Description

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 sort after with this property currently falling within Tudor Grange Academy catchment.



The property is set back from the road behind a lawned fore garden with paved pathway extending to canopy porch with composite front door. A tarmac driveway to the side provides off road parking extending to up and over garage door, side access to kitchen area and gated side access leading through to the rear garden





### Entrance Hallway

With ceiling light points, wood effect flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, double doors to utility cupboard with fitted wall cupboards, worksurface and space and plumbing for washing machine and further doors leading off to



### Versatile Home Office/Play Room to Front

8' 6" x 7' 6" (2.59m x 2.29m) A versatile room with radiator, ceiling light point and double glazed window to front elevation

### Guest WC

With low flush WC, wall mounted wash hand basin with tiling to splashback, wood effect flooring, ceiling light point and radiator



### **Impressive Dual Aspect Family Dining Kitchen**

13' 11" x 26' 6" (4.24m x 8.08m) Being fitted with a range of high gloss wall and base units with complementary work surfaces and matching upstands, composite sink and drainer with mixer tap, central island with four ring Bosch hob and Bosch extractor canopy over, inset eye-level Bosch oven and grill, integrated dishwasher and fridge freezer, cupboard housing Ideal boiler, two radiators, a range of ceiling light points, wood effect flooring, double glazed windows to front elevation, double glazed windows incorporating French doors leading out to the rear garden, door to side access and door leading into

### **Spacious Lounge to Rear**

11' 9" x 15' 8" (3.58m x 4.78m) With ceiling light point, two radiators, double glazed windows incorporating French doors leading out to the rear garden and door returning to hallway

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

#### **Landing**

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

#### **Bedroom One to Rear**

12' 9" x 11' 9" (3.89m x 3.58m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobes with sliding mirrored doors and door leading into

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

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, radiator and spot lights to ceiling

#### **Bedroom Two to Front**

14' 5" x 8' 6" (4.39m x 2.59m) With two double glazed windows to front elevation, radiator and ceiling light point

#### **Bedroom Three to Front**

9' 6" x 9' 6" (2.9m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

#### **Dual Aspect Bedroom Four**

10' 9" x 8' 6" (3.28m x 2.59m) With double glazed windows to side and rear elevations, radiator and ceiling light point

#### **Four Piece Family Bathroom**

8' 2" x 7' 6" (2.49m x 2.29m) Being fitted with a four piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, low flush WC, wall mounted wash hand basin and shower enclosure with thermostatic shower, tiling to water prone areas and floor, obscure double glazed window to side, extractor, ladder style radiator and spot lights to ceiling



### **Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries and gated side access to driveway and garage

### **Garage**

19' 4" x 10' 2" (5.89m x 3.1m) With up and over garage door to driveway, ceiling light point and power points

### **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





316 Stratford Road, Shirley,  
 Solihull, West Midlands, B90  
 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
 0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

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.