



smarthomes



- A Beautifully Presented & Recently Constructed Detached Family Home
- Three Bedrooms with Fitted Wardrobes
- En-Suite Shower Room
- South Facing Garden

Whittle Drive, Blythe Valley, Solihull, B90 8BT

£435,000

A beautifully presented and recently constructed detached family home with open views to front and offering accommodation comprising a spacious lounge, modern kitchen/diner, guest W.C, three bedrooms, en-suite shower room, family bathroom, South facing rear garden, garage and driveway parking
Council Tax Band – E. EPC Rating – B.



Property Description

The property is set back from the road behind a landscaped fore garden with laid lawn area, planted shrubs and bushes and a canopy porch with a composite front door leading into

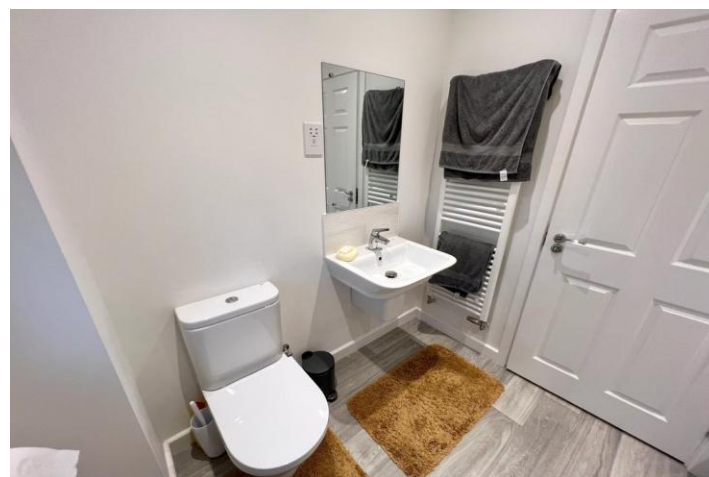
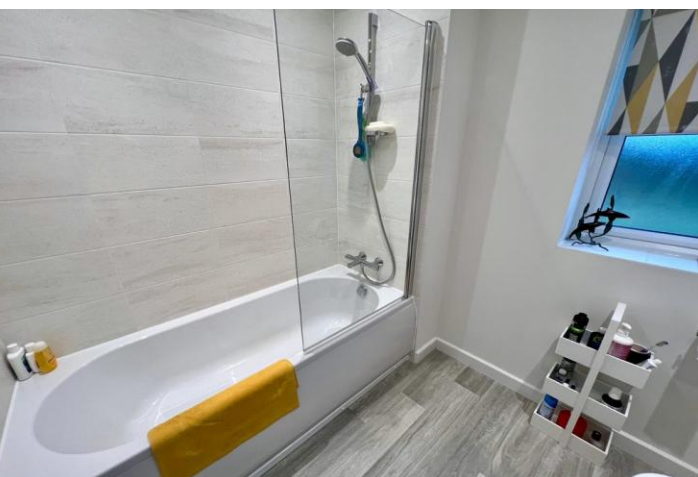
Entrance Hallway

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



Spacious Dual Aspect Lounge

15' 5" x 13' 1" (4.7m x 4m) With UPVC double glazed bay window and additional double glazed window, two wall mounted radiators and LED ceiling light point



Dual Aspect Kitchen/Diner

15' 5" x 9' 2" (4.7m x 2.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, Amtico flooring, radiator, ceiling light point and spot lights, UPVC double glazed windows to two aspects and UPVC double glazed French doors leading to rear garden

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin. Amtico flooring, radiator and ceiling light point

Landing

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

Bedroom One

9' 2" x 8' 10" (2.8m x 2.7m) With a UPVC double glazed window, fitted wardrobes with mirrored doors, radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a large walk in shower enclosure, wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window

Bedroom Two

9' 2" x 8' 2" (2.8m x 2.5m) With two UPVC double glazed windows, radiator, fitted wardrobes with mirrored doors and ceiling light point

Bedroom Three

11' 1" x 6' 10" (3.4m x 2.1m) With a UPVC double glazed window, radiator, fitted wardrobes with mirrored doors and ceiling light point

Family Bathroom

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window

South Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access, cold water tap, planted bushes and brick built walls and panelled fencing to boundaries

Garage

19' 8" x 9' 10" (6m x 3m) Located at the side of the property with an up and over door for vehicular access via a tarmacadam driveway, ceiling light point and ceiling fan

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 - E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	83	
(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	

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

www.smart-homes.co.uk
0121 744 4144
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 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.