



smarthomes

Woodlands Place

Blythe Valley, Solihull, B90 8AY

- A Beautifully Presented Family Home
- Three Bedrooms
- Spacious Open Plan Lounge Diner & Kitchen
- Modern En-Suite Shower Room & Family Bathroom

35% Shared Ownership

£141,400

EPC Rating 84

Current Council Tax Band - D





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 tarmac driveway to side providing off road parking and access to garage and paved pathway extending to feature storm porch with composite front door leading into



Entrance Hallway

With wood effect flooring, ceiling light point and doors leading off to

Guest WC

With obscure double glazed window to front, low flush WC, pedestal wash hand basin with tiled splashback, radiator and ceiling light point

Open Plan Lounge & Dining Area to Rear

22' 7" x 16' 8" (6.9m x 5.1m) With two ceiling light points, double glazed window with American style shutters to side elevation, double glazed windows incorporating French doors leading out to the South West facing rear garden, stairs leading to the first floor accommodation with under-stairs storage cupboard, two radiators, wood effect flooring and being open plan to



Contemporary Kitchen to Front

9' 2" x 8' 10" (2.8m x 2.7m) Being fitted with a contemporary range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring Zanussi gas hob with stainless steel splashback and extractor over, inset electric oven, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer, ceiling light point, tiled flooring and double glazed window with American style shutters to front elevation

Accommodation on the First Floor

Landing

With loft access, two ceiling light points, radiator, two useful storage cupboards and doors leading off to



Bedroom One to Front

9' 2" up to wardrobes x 11' 5" (2.8m x 3.5m) With wood effect flooring, double glazed window with American style shutters to front elevation, radiator, ceiling light point, fitted wardrobes and door leading into

En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, obscure double glazed window to front, ladder style radiator, extractor and ceiling light point





Bedroom Two to Rear

12' 5" x 8' 2" (3.8m x 2.5m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point

Bedroom Three to Rear

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom

6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to side, ladder style radiator, extractor and ceiling light point

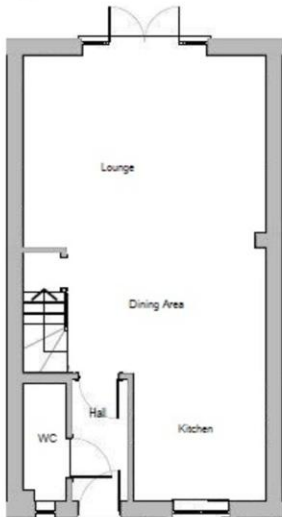


South West Facing Rear Garden

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

Tenure

We are advised by the vendor that this 35% shared ownership property is leasehold with approx. 122 years remaining on the lease and the following charges - Rent £696.46 - Management Charge £11.77 - Building Insurance £19.81 - External Company Management Charge £58.66 - Total £786.70, 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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(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 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.