



smarthomes

James Watt Drive

Blythe Valley, Solihull, B90 8BF

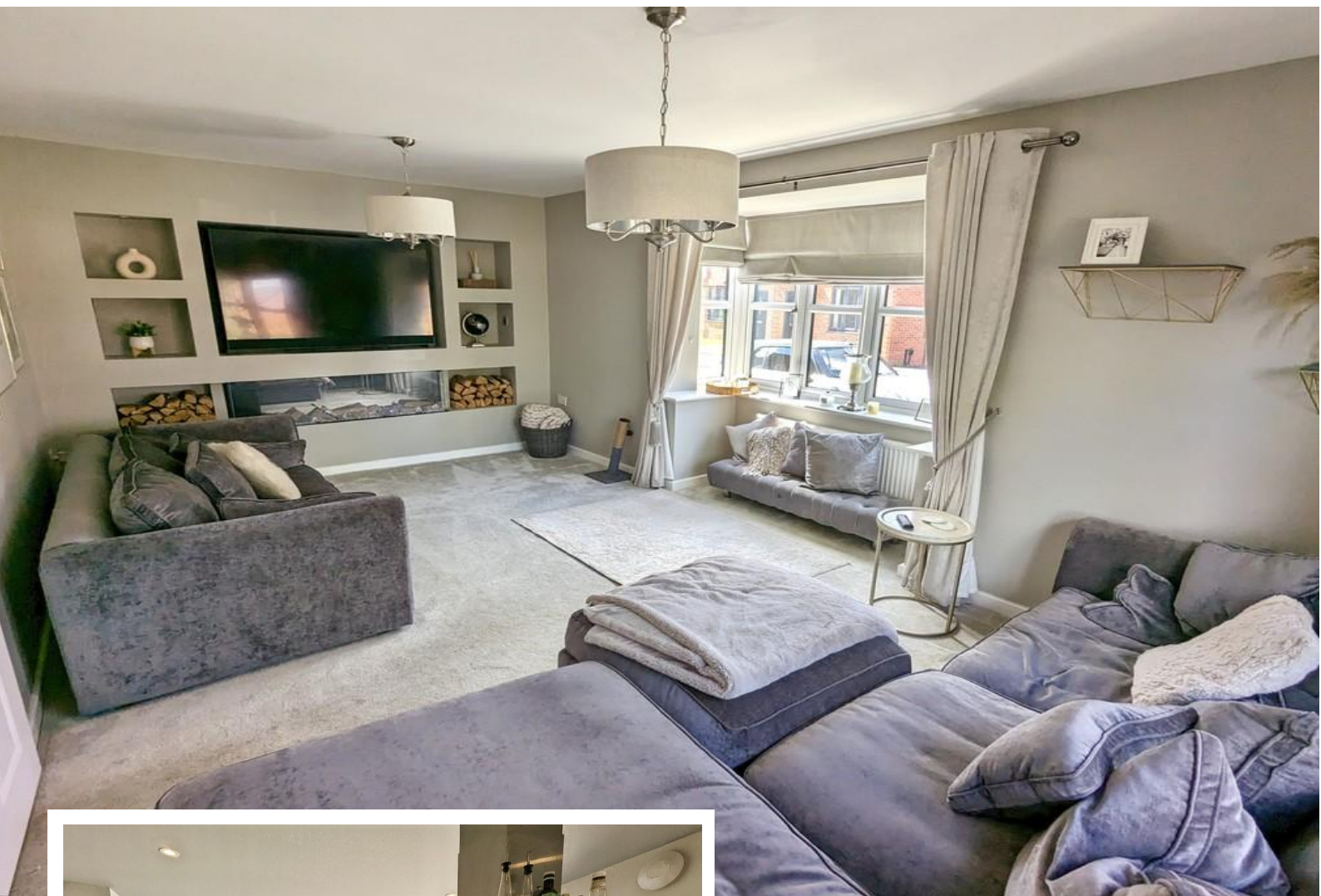
- A Well Presented Detached Family Home
- Four Bedrooms
- Contemporary Dining Kitchen
- Four Piece Family Bathroom & En-Suite Shower Room
- Garage & Off Road Parking

Offers Over £525,000

EPC Rating 84

Current 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 with off road parking to rear extending to garage and a lawned fore garden to front and side with paved pathway extending to canopy porch and composite front door giving access to



Entrance Hallway

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

Guest WC

With low flush WC, wall mounted wash hand basin, radiator, ceiling light point and Amtico flooring

Dual Aspect Lounge

20' 4" x 13' 5" (6.2m x 4.09m) With double glazed windows to front and side elevations, two ceiling light points, radiator and feature wall with display shelving, down lights, hard-wiring for entertainment centre and inset contemporary fire



Dual Aspect Dining Kitchen

10' 9" x 20' 3" (3.28m x 6.17m) Being fitted with a range of high gloss wall and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset eye-level electric oven and grill, integrated dishwasher and fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, Amtico flooring, double glazed windows to front and rear, double glazed French doors leading out to the rear garden and door leading into

Utility Room

4' 8" x 7' 0" (1.42m x 2.13m) Having space and plumbing for washing machine and tumble dryer, cupboard housing Ideal boiler, Amtico flooring, ceiling light point and UPVC double glazed door to side



Accommodation on the First Floor

Landing

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

Bedroom One

10' 6" x 11' 9" (3.2m x 3.58m) With double glazed window, radiator, ceiling light point, fitted wardrobes with mirrored doors and door leading into



En-Suite Shower Room

4' 9" x 7' 2" (1.45m x 2.18m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin with complementary tiling to water prone areas, obscure double glazed window, ladder style radiator and spot lights to ceiling

Dual Aspect Bedroom Two

8' 4" x 9' 9" (2.54m x 2.97m) With double glazed windows to front and side elevations, radiator and ceiling light point



Bedroom Three

10' 10" x 10' 6" (3.3m x 3.2m) With double glazed window, radiator and ceiling light point

Bedroom Four

9' 6" x 10' 0" (2.9m x 3.05m) With double glazed window, radiator and ceiling light point

Four Piece Family Bathroom to Front

11' 7" x 6' 3" (3.53m x 1.91m) Being fitted with a four piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, over-sized shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin, with tiling to water prone areas, Amtico herringbone flooring, obscure double glazed window to front, ladder style radiator and spot lights to ceiling



Landscaped Rear Garden

With artificial lawn, paved patio and additional seating terrace, wall and fencing to boundaries and gated side access to off road parking and garage

Garage

With up and over garage door and off road parking to the front

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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 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.