



Stroudley Road, Shirley

Offers Over £450,000





## PROPERTY OVERVIEW

Presenting a truly exceptional three-bedroom detached property, which is three and a half years old and has six and a half years remaining on NHBC warranty, situated in the prestigious surroundings of Blythe Valley Park and within the Tudor Grange Academy catchment, this residence offers a harmonious fusion of style and functionality. Immaculately presented throughout, the property features a spacious entrance hallway which effortlessly leads to the open-plan kitchen/diner, complete with integrated appliances and an adjoining utility area for added convenience. The expansive living room provides a welcoming ambience, ideal for both relaxation and entertaining guests. Moving to the first floor, three well-appointed bedrooms await, including a principal bedroom serviced via an ensuite. Exuding privacy and tranquillity, the rear garden boasts a charming patio seating area, perfect for enjoying the outdoors. Additionally, a separate detached garage and side parking further enhance the practicality of this remarkable home. With meticulous attention to detail and an impressive array of features, this property offers a unique opportunity to embrace a lifestyle of sophistication and comfort.





## PROPERTY LOCATION

Blythe Valley which is situated on the edge of Cheswick Green, Monkspath and open countryside and within 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. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store and also nearby delightful villages of Knowle and Dorridge.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Detached Property
- Immaculately Presented Throughout
- Open Plan Kitchen / Diner
- Living Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Lawn Rear Garden
- Detached Garage & Driveway
- Early Viewing Essential





## **ENTRANCE HALL**

### **WC**

5' 8" x 2' 10" (1.73m x 0.86m)

### **LIVING ROOM**

14' 1" x 10' 11" (4.29m x 3.33m)

### **KITCHEN/DINER**

14' 3" x 11' 5" (4.34m x 3.48m)

### **UTILITY**

9' 1" x 3' 3" (2.77m x 0.99m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

9' 4" x 9' 1" (2.84m x 2.77m)

### **ENSUITE**

7' 8" x 4' 5" (2.34m x 1.35m)

### **BEDROOM TWO**

10' 0" x 8' 7" (3.05m x 2.62m)

### **BEDROOM THREE**

9' 7" x 7' 7" (2.92m x 2.31m)

### **BATHROOM**

7' 6" x 5' 7" (2.29m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

90 sq.m (969 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DETACHED GARAGE**

### **REAR GARDEN WITH PATIO SEATING AREA**

### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge, Bosch freezer, Bosch dishwasher, all carpets and blinds, some curtains and light fittings, fitted wardrobes in one bedroom and Podpoint car charging point (fitted 2023).

### **ADDITIONAL INFORMATION**

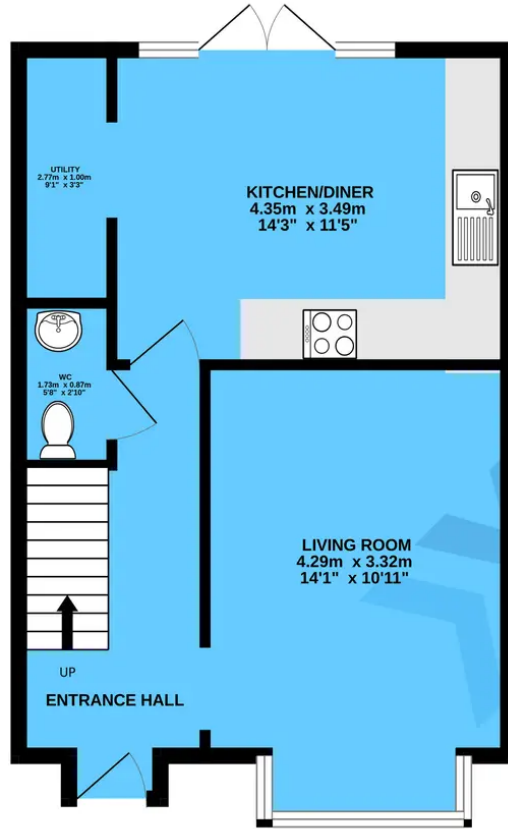
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded. Service charge - approx. £300 pa (tbc).

### **MONEY LAUNDERING REGULATIONS**

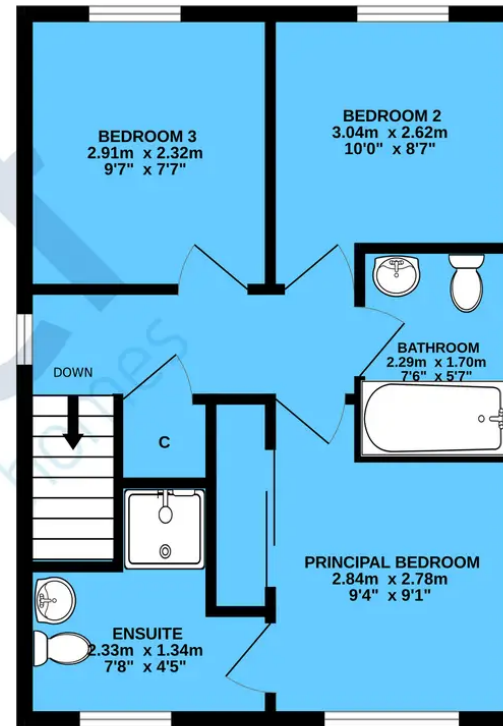
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.0 sq.m. (969 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

