



34b Blythe Way  
Solihull | B91 3EY

FINE & COUNTRY

# 34b BLYTHE WAY

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Occupying an enviable position on the much sought after Blythe Way, right in the heart of Solihull, is this outstanding detached five double bedroom, four-bathroom family residence located at the end of the cul-de-sac and set back behind a private gated entrance. Built in 2002 by the award-winning Cala Homes, this stunning home offers spacious accommodation across three floors allowing excellent flexibility to suit any modern family's requirements.



Leading from the front of the property there is a generous porch entrance with luxury Travertine flooring, a theme which continues across the reception hall, wc, study, open plan kitchen and family room. Moving into the reception hall you are immediately taken with this exceptionally light and spacious area, offering a magnificent start to this stunning home.

Double doors lead into the delightful dining room, with a large picture window to the front and a contemporary finish with soft greys and cool whites that contrast beautifully with the fabulous Amtico grey oak effect flooring, this is the perfect space to entertain family and friends on those special occasions.

#### Double oak doors

Opposite the reception hall is the magnificent living room, this chic and stylish space is exquisitely presented with subtle soft shades interspersed with splashes of colour introduced from soft furnishings and décor. To the centre of the room is an elegant limestone gas fireplace, inset into a modern ingle nook surround. This most generous dual aspect room offers access directly onto the large outdoor terraces from the French Doors.

Also accessed from the large reception hall is the ground floor guest wc, under stairs storage and a well-presented and laid out "home" office with lovely rear garden and open field views.

The extended kitchen, dining and seating area has created an outstanding open plan family living space and the real hub of the home. Complete with a stunning handcrafted kitchen, an array of high-quality appliances and beautiful contrasting granite worktops. The central island houses the hob and extractor and the rest kitchen, Siemens oven and microwave, built-in pull out larder units and a very smart purpose-built dresser. There is ample room in this space for a full-sized family dining table and to the rear of this open plan design is the outstanding family seating area.





# Seller Insight

“ It was the location of the property which first attracted the current owners to 34b, Blythe Way. “The house is ideally placed for Solihull school and just a 20 minute commute from our work in Warwick,” they say, “as well as being within walking distance of all the amenities of Solihull. It is wonderful to be able to stroll into town for shopping or simply to meet with friends for a cup of coffee.” “The house is tucked away behind a gated entrance and long lawned driveway,” the owners continue, “so that you wouldn’t even know it was there from the road. We really do have the best of both worlds here, in a quiet setting that feels very rural, whilst being close to town and all the convenience this affords.”

Since moving in, the owners have made various improvements to the property both inside and out. “We have redecorated the interior,” they say, “including the addition of a beautiful bamboo wall in the kitchen and living area which makes the space even more special and cosy. Outside, we had the roof cleaned and treated against moss, and re-landscaped the garden with lawns, shrubs and flowerbeds to create a more modern outside space, making the most of its position overlooking the nature reserve in the nearby park.”

The property is ideal for everyday life and entertaining alike. “The house itself is perfect for parties,” say the owners, “with the openness of the kitchen and living area, and a separate dining room which also serves as a bar on special occasions. The stunning lights in the kitchen create the ideal dance-floor ambience, with underfloor heating throughout the ground floor encouraging guests to kick off their shoes and enjoy themselves – needless to say, all our friends love it here!”

“We shall miss our beautiful kitchen, as well as the open vistas and quiet atmosphere the property affords.”

“This really is such a special location, with even the guest bedroom proffering picturesque views over the garden and fields beyond.”

“We love being able to walk down into town whenever we feel like it, whether for necessities or to meet up with friends in one of the many cosy cafes.”

“The kitchen and living area is where we spend much of our time, while the lounge provides the perfect music room for singing and piano practice.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The solid oak central staircase features Karndean treads and stylish edging to create a smart clean finish. As with the spacious reception hall, the first-floor gallery landing also mirrors this open space with ample room for seating and a lovely picture window to the private frontage.

Leading from here is the principle bedroom, again with a stylish wooden flooring, elegant décor and wonderful high ceilings, this spacious suite has excellent built in wardrobes and a door leading through to the contemporary en-suite complete with an inset bath, low level wc, modern hand basin and large walk in shower.

Bedroom number two, could equally be used as a master suite and has a wonderful recess into the rear picture window together with a modern en-suite shower room. There are two further lovely double bedrooms on this floor and a stunning family bathroom with a step up large triple shower cubicle, a step up deep inset bathtub, a wc and a splendid contemporary hand basin. Double bedrooms three and four on this floor are also immaculately presented and one offers a superb set of fitted wardrobes. A second staircase leads to the top floor suite, complete with a large light and airy bedroom, a marvellous large en-suite and further storage options. This self-contained area offers fabulous flexibility of living for families of all ages.











#### Outside

To the front of the property smart landscaping is created with Cotswold stone paths inset between gravelled areas and neat planting. A pathway leads straight to the double garage where there is side access and double front garage doors. There is also wide side access taking you to the spacious rear garden. An impressive feature of this family home is the outlook from the delightful South facing rear garden. Overlooking open countryside and the private St Martins private school playing fields, ensures your lovely natural views for many years to come. The well-presented rear garden has a Cotswold stone patio with a small retaining wall leading up to the large expanse of lawned garden, and to the edges, railway sleepers create neat borders filled array of flowering shrubs.







# SOLIHULL

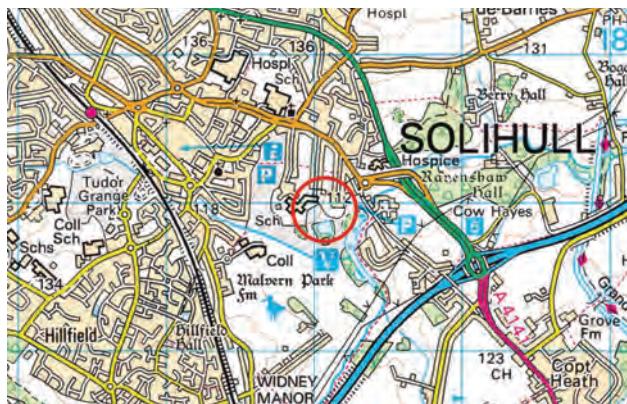
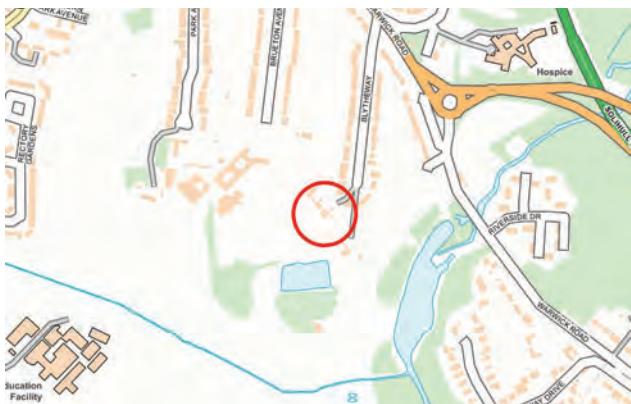
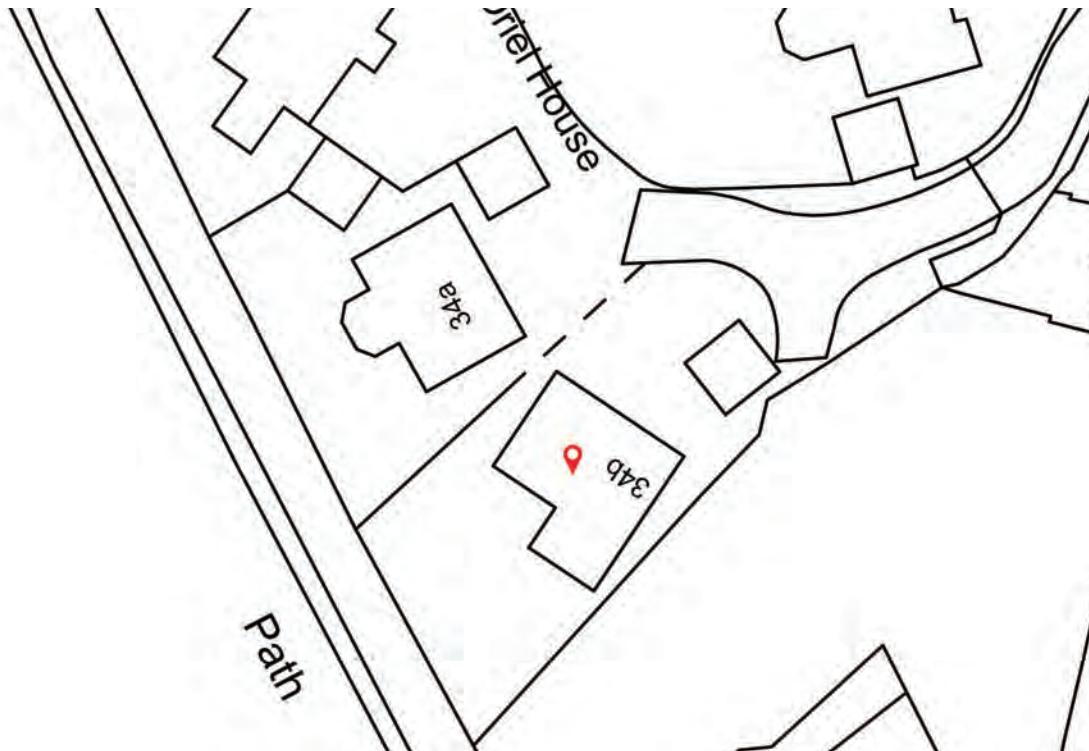
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The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country.

The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink.

Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





The property has the following services connected:

Mains electricity, gas, water and drainage  
High Speed Broadband  
Hive intelligent control system  
Video Gate Entry System  
CCTV and Fully Alarmed  
Council: Solihull Metropolitan Borough Council  
The property is Freehold

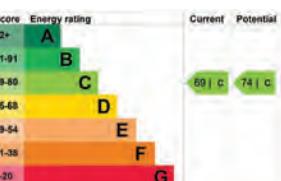
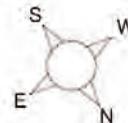


## Blythe Way, Solihull, West Midlands

Approximate Gross Internal Area

Main House = 3516 Sq Ft/327 Sq M

Garage = 379 Sq Ft/35 Sq M



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.11.2020





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*“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”*

*“A big thank you to both Martin and Rachel”*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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