



10 WOODLANDS PLACE, BLYTHE VALLEY, B90 8AY

ASKING PRICE £420,000

- RECEPTION HALLWAY
- OPEN PLAN LIVING AREA
- MASTER BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- GUEST CLOAKS WC
- FITTED KITCHEN
- DRESSING ROOM & EN SUITE
- STUDY AREA
- GARDEN & DRIVEWAY PARKING

Blythe Valley has been developed over the last 20 years to combine modern office buildings and residential housing set with a landscaped park area. It benefits from its own convenience store and coffee shop where as in nearby Cheswick Green one will find a doctors surgery, community centre, children's play area, village pub and central village green.

There is easy immediate access upon leaving the development via the A34 Stratford Road to the M42 motorway, and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area for the property is on the A34 Stratford Road in Shirley, where there is an excellent array of shops, business premises, restaurants and hostelrys, or in central Solihull which has in recent years undergone re-development with the Touchwood Development, a modern and vibrant heart to the old town.

An ideal location therefore for this modern semi detached house which was constructed a few years ago and benefits from immediate parking to the fore and landscaped rear garden. Sitting back from the road behind two side by side parking spaces, a paved pathway leads to a front door which opens to the

RECEPTION HALLWAY

Having staircase rising to the first floor, ceiling light point, central heating radiator and door opening to the

GUEST CLOAKS WC

Having ceiling light point, central heating radiator, low level WC and wash hand basin

OPEN PLAN LIVING AREA

11'3" x 15'0" (3.43m x 4.57m)



Having central heating radiator, ceiling light point, UPVC double glazed double opening doors to the rear garden and open access to the

DINING KITCHEN

14'1" x 8'1" min (4.29m x 2.46m min)



Having UPVC double glazed window to the front and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven, gas hob with extractor canopy over, integrated dishwasher and integrated fridge freezer

FIRST FLOOR LANDING/STUDY AREA



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, return staircase to the second floor and doors opening to two bedrooms and bathroom

BEDROOM TWO
14'0" x 8'2" (4.27m x 2.49m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator

BEDROOM THREE
11'10" x 8'3" (3.61m x 2.51m)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator

FAMILY BATHROOM



Having recessed ceiling spotlights, central heating radiator, panelled bath with mixer tap and shower head attachment, wall mounted wash hand basin and low level WC

SECOND FLOOR LANDING

Having ceiling light point, storage cupboard and door opening to the

MASTER BEDROOM
13'7" x 11'8" (4.14m x 3.56m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, storage cupboard and open access to the

DRESSING AREA
12'8" x 5'10" (3.86m x 1.78m)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door opening to the

EN SUITE SHOWER ROOM

Having shower enclosure, wash hand basin and low level WC, velux style window, chrome heated towel rail and recessed lights

OUTSIDE

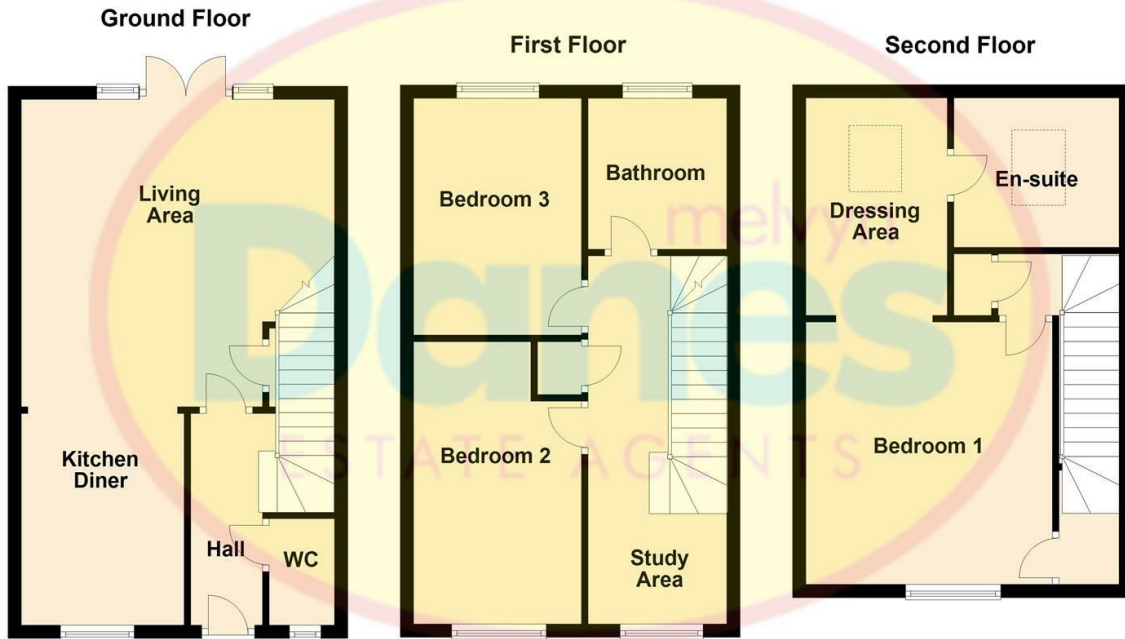
REAR GARDEN



Having paved patio area with shaped inset artificial lawns and gate access to the front of the property

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

From our Shirley Office proceed along the A34 Stratford Road towards the M42 motorway. After passing over the Monkspath Island bear right to cross the dual carriageway and continue to the motorway junction. Follow the roundabout all the way around and enter Blythe Valley at the last exit before re-joining the Stratford Road. Follow the main boulevard through the development where Woodlands place can be found on the right hand side

TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this. There is an annual service charge which we understand to be £420 but we have not confirmed this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

COUNCIL TAX

We are advised that the property is a band D but this has not as yet been verified.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	