



smarthomes

Blaythorn Avenue

Solihull

- A Beautifully Presented & Extended Detached Family Home
- Four Bedrooms, En Suite & Family Bathroom
- Two Reception Rooms
- Extended Kitchen
- Conservatory
- No Upward Chain

£425,000

Current EPC Rating 59 (D)
Current Council Tax Band E

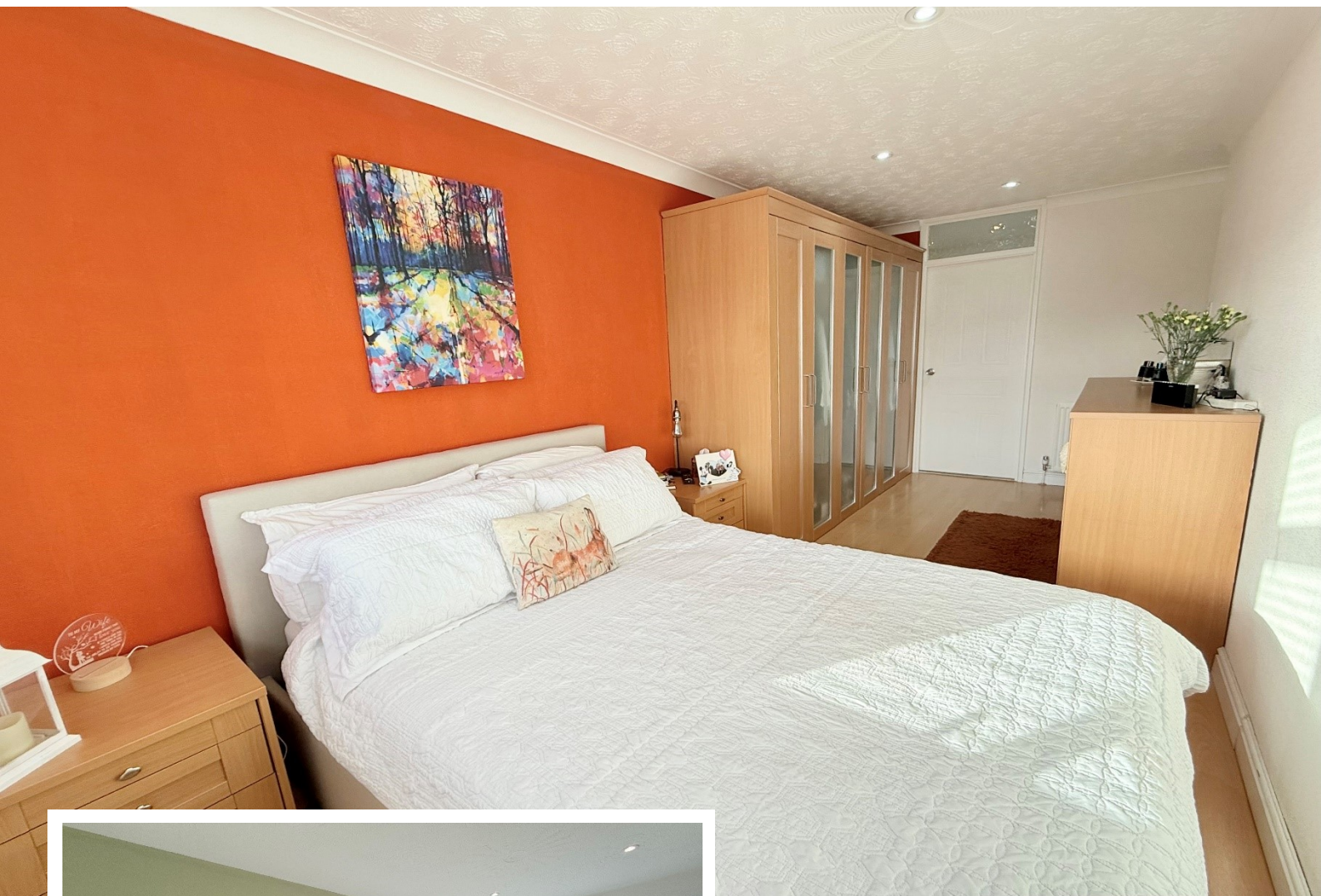




Property Description

A beautifully presented and extended detached family home offered for sale with no upward chain and offering accommodation briefly affording four bedrooms, two reception rooms, extended kitchen, conservatory, utility, en suite shower, family bathroom, rear garden, garage and off road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hall

Lounge to Front - 3.38m x 4.62m (11'1" x 15'2")

Dining Area - 4.37m x 2.62m (14'4" x 8'7")

Conservatory to Rear - 3.53m x 3.4m (11'7" x 11'2")

Kitchen to Rear - 2.26m x 4.19m (7'5" x 13'9")

Utility Room - 2.29m x 1.24m (7'6" x 4'1")

Bedroom One to Front - 2.29m x 5.59m (7'6" x 18'4")

En Suite to Rear - 2.26m x 1.63m (7'5" x 5'4")

Bedroom Two to Front - 2.36m x 4.29m (7'9" x 14'1")

Bedroom Three to Rear - 2.36m x 2.95m (7'9" x 9'8")

Bedroom Four to Front - 1.85m x 2.95m (6'1" x 9'8")

Family Bathroom to Rear - 1.83m x 1.52m (6'0" x 5'0")

Garage - 2.34m x 2.62m (7'8" x 8'7")

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 – E



316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

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 are 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.