



**Danes**  
melvyn  
ESTATE AGENTS

**Whittle Drive  
Blythe Valley Park  
Offers Around £625,000**

## Description

Blythe Valley Park is an exciting development that sits on the southern fringe of Shirley near the Knowle border. The former farmland has been developed over the last 15 years to include a business park alongside a residential area both blended seamlessly through a wide 'boulevard' style road network and landscaped grounds.

Within the development there is a local convenience store, coffee shop and a large gymnasium which are all in walking distances from the property. Surrounding the development are established nature reserves with walking/running tracks and children's play areas.

Schooling is of particular renown in Solihull and there are school business services that run through the development. There is a children's nursery in Blythe Valley also.

The development is placed close to junction 4 of the M42 and the adjoining M40 intersection. There are bus services that operate through the the development giving access to Solihull Town Centre and the surrounding areas. There are railway stations in Solihull Town Centre and in Dorridge which both offers services to Birmingham and London Marylebone.

An ideal location therefore for this detached house which was originally constructed in 2021 by Bloor Homes and is situated in a cul-de-sac position with a stunning aspect to the front over the nature reserve. The property benefits from having four good size bedrooms, an en suite shower room, family bathroom, dining kitchen, utility space, guest cloaks and a separate living room. There is a large single garage and garden to the rear.



# Accommodation

HALLWAY

LOUNGE

15'9" x 11'9"

KITCHEN DINER

26'4" x 13'5"

STUDY

8'3" x 7'6"

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 11'10"

EN-SUITE

BEDROOM TWO

14'5" x 8'8"

BEDROOM THREE

11'8" x 9'6"

BEDROOM FOUR

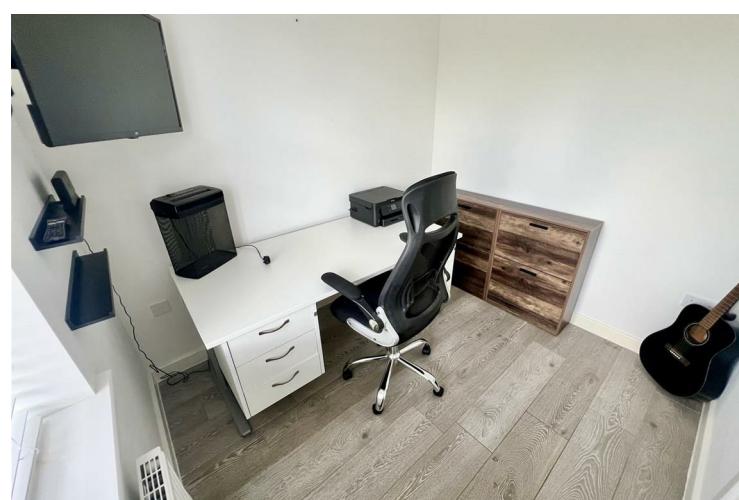
10'10" x 8'7"

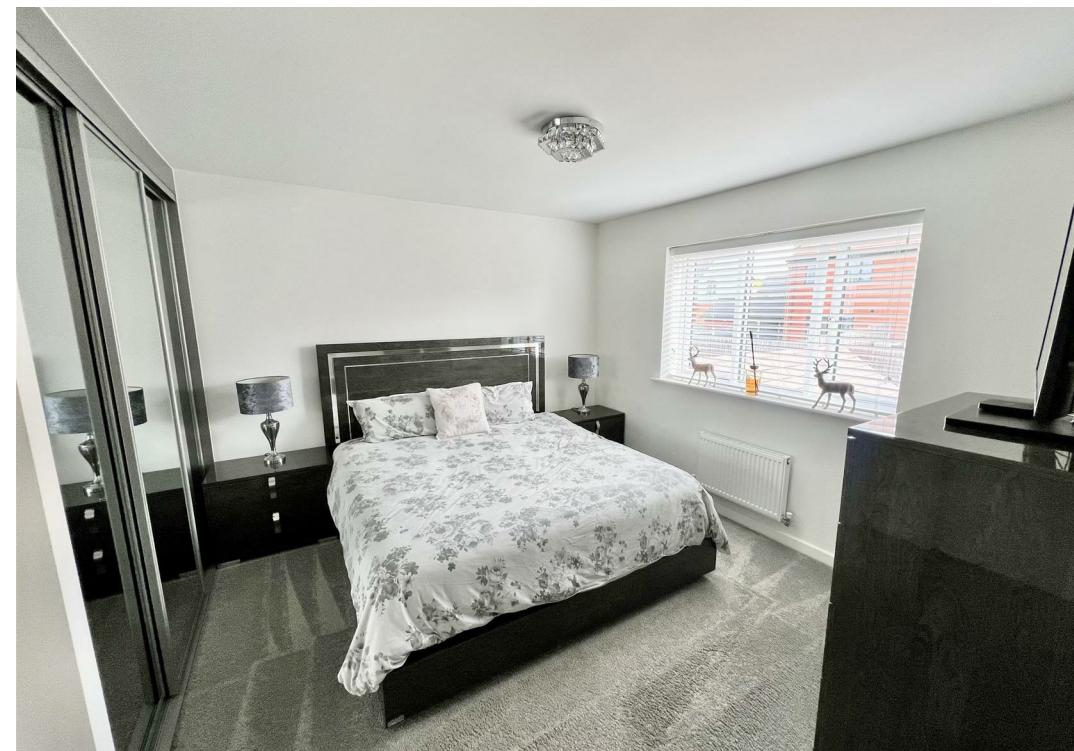
FAMILY BATHROOM

REAR GARDEN

SINGLE GARAGE

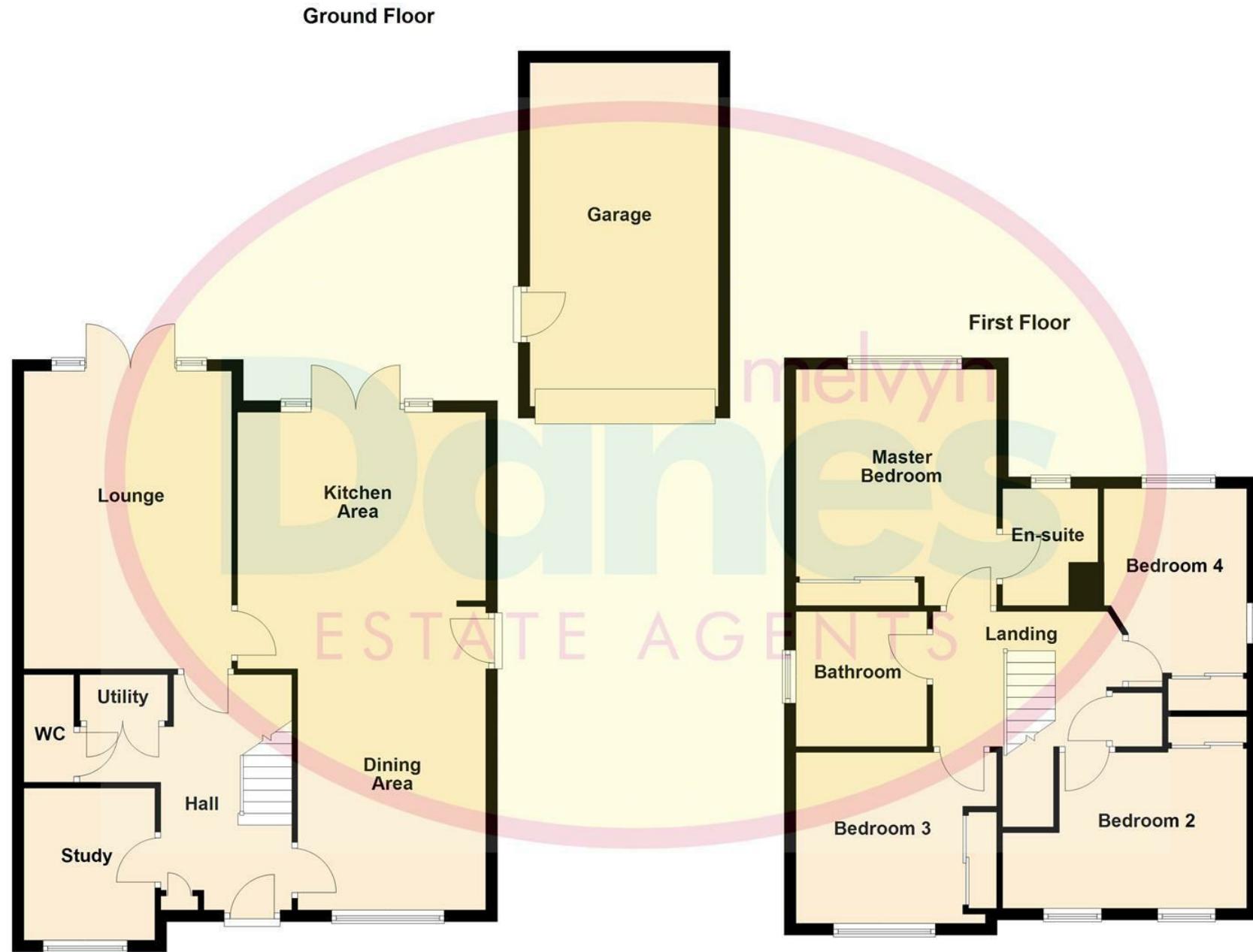
19'5" x 10'5"



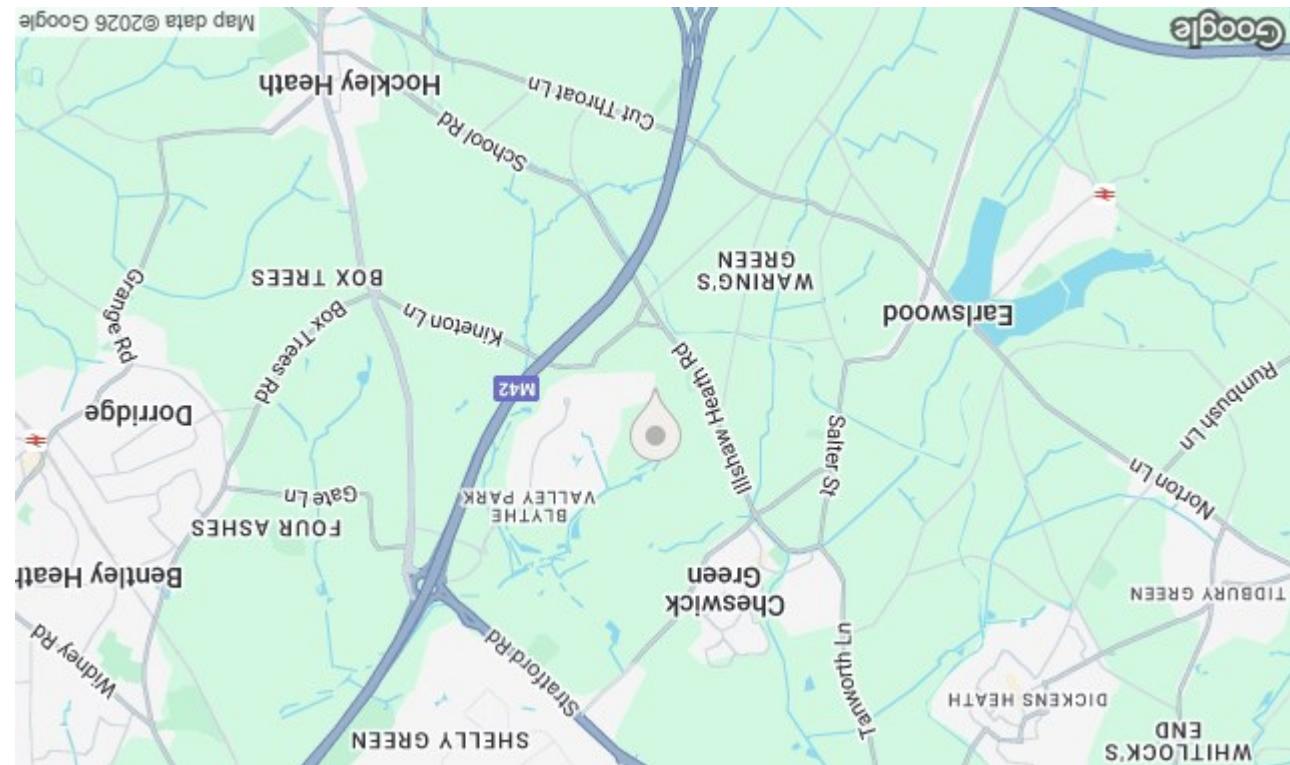
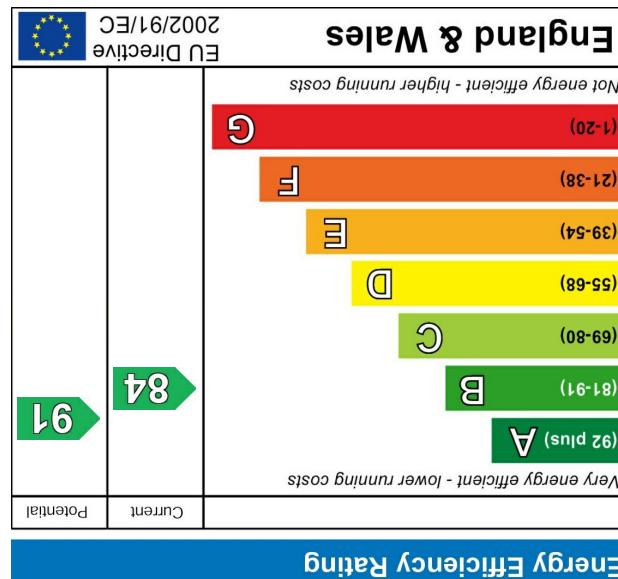








Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



## 5 Whittle Drive Blythe Valley Park Solihull B90 8BT

### Council Tax Band: F

Within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MONETARY LUNDERRING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MOBILE: We understand that the property is likely to have good outdoor, variable in-home mobile coverage (data taken from checker.ofcom.org.uk on 29/09/2025). Please note that actual services available may be different. Depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 29/09/2025. Actual service availability at the property or speeds received may be different. TENURE: We are advised that the property is Freehold.