melvyn Danes
ESTATE AGENTS

Woodlands Place

Blythe Valley

Offers Over £400,000

Description

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 hostelries, 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.

Accommodation

RECEPTION HALLWAY

GUEST CLOAKS WC

OPEN PLAN LIVING AREA
11'3" x 15'0"

DINING KITCHEN
14'1" x 8'1" min

FIRST FLOOR LANDING/STUDY AREA

BEDROOM TWO
14'0" x 8'2"

BEDROOM THREE
11'10" x 8'3"

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM
13'7" x 11'8"

DRESSING AREA
12'8" x 5'10"

EN SUITE SHOWER ROOM

OUTSIDE

REAR GARDEN

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.

TENURE: We are advised that the property is Freehold.

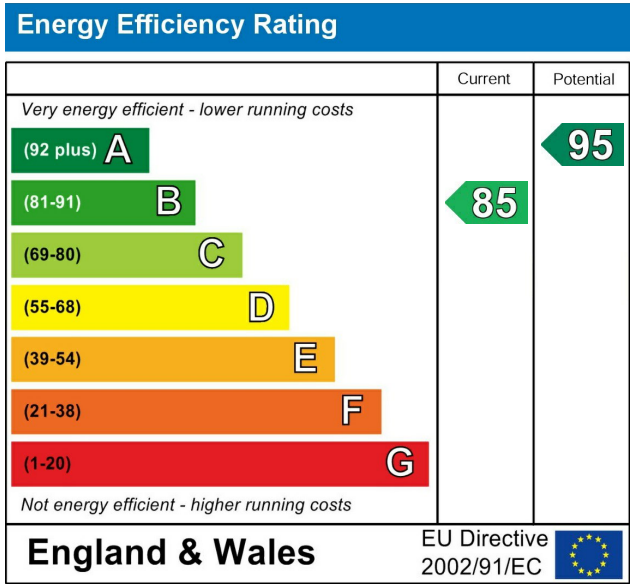
BROADBAND: We understand that the standard broadband download speed at the property is around 1 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 18/05/2026. Actual service availability at the property or speeds received may be different. **MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

Money Laundering 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 vendors and 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 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

10 Woodlands Place Blythe Valley Solihull B90 8AY
Council Tax Band: D



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