



**Blythe Way, Solihull**

Guide Price **£1,750,000**

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

Situated on a premier road of Solihull, this absolutely stunning five double bedroom detached property exudes sophistication and luxury. A true masterpiece of design and craftsmanship, this home beckons those who appreciate the finer things in life and attention to detail. Approaching the property, you are greeted by a large block-paved driveway that offers ample parking for multiple vehicles and leads to an integral garage. The exterior sets the tone for the grandeur that awaits within. Upon entry, a large entrance porch and hallway welcome you into a world of elegance. The ground floor boasts three reception rooms with a formal sitting room to the rear, a further versatile family room to the front which in turn leads to a separate study. The ground floor space provides ample space for both entertaining and private relaxation. The magnificent open plan kitchen/dining and family room is the heart of the home, complete with high-end finishes and top-of-the-range appliances including two Neff integrated slide & hide ovens, Neff induction hob & extractor, Neff warming drawer, Neff dishwasher, wine cooler and Quooker hot water tap. In addition, a hidden pantry provides a touch of class to this stunning space with a large utility room and downstairs shower room add convenience to the layout.







This property is designed for modern living, with underfloor heating to the tiled flooring and the principal bedroom's en-suite. Upstairs, five outstanding double bedrooms are spread over two floors, each adorned with luxurious en-suite facilities. The principal bedroom features a large fitted walk-in wardrobe, creating a haven for your wardrobe essentials. The landscaped and westerly facing rear garden is a private oasis, perfect for relaxing and unwinding. A full-width patio area invites alfresco dining and entertaining, while a summerhouse/office or gym, with electrics, heating and drainage, offers additional versatility for those who may wish an office away from the main residence. The garden is mainly laid with lawn, providing a serene backdrop that complements the interior living spaces. Located within easy walking distance to all local schools, this property offers a prime location coupled with unmatched luxury. Every detail has been meticulously planned and executed, ensuring a residence that is both functional and visually appealing. A home of this calibre rarely becomes available – schedule a viewing today to experience the enchantment of this exceptional property firsthand.







## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold







- Absolutely Stunning Five Double Bedroom Detached Property Which Truly Requires Internal Inspection To Be Fully Appreciated
- Located Upon A Premier Road Of Solihull Within Easy Walking Distance To All Local Schools
- Set Behind A Large Block Paved Driveway Providing Ample Parking For Multiple Vehicles And Integral Garage
- Boasting Three Reception Rooms To The Ground Floor, Large Entrance Porch And Hallway Plus Magnificent Open Plan Kitchen / Dining And Family Room With Large Utility And Downstairs Shower Room
- Underfloor Heating To Tiled Flooring on Ground Floor And Principal Bedroom En-suite
- Heated Towel Rails In All Ensuites
- Five Outstanding Double Bedrooms Set Over Two Floor And All With Luxury En-suite Facilities
- Principal Bedroom With Large Fitted Walk In Wardrobe And Luxury En-Suite Facility
- Large Landscaped And Westerly Facing Rear Garden With Full Width Patio Area, Summerhouse, Mainly Laid With Lawn And Providing A Most Private Aspect





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

12' 10" x 9' 2" (3.91m x 2.79m)

**FAMILY ROOM**

17' 9" x 12' 10" (5.41m x 3.91m)

**STUDY**

15' 1" x 5' 7" (4.60m x 1.70m)

**SITTING ROOM**

12' 10" x 12' 6" (3.91m x 3.81m)

**KITCHEN/DINING/FAMILY ROOM**

25' 7" x 22' 10" (7.80m x 6.96m)

**PANTRY**

12' 6" x 5' 7" (3.81m x 1.70m)

**UTILITY**

18' 6" x 5' 7" (5.64m x 1.70m)

**SHOWER ROOM**

5' 7" x 5' 7" (1.70m x 1.70m)

**INTEGRAL GARAGE**

15' 7" x 9' 2" (4.75m x 2.79m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

22' 4" x 12' 10" (6.81m x 3.91m)

**WALK IN WARDROBE**

9' 2" x 8' 6" (2.79m x 2.59m)

**ENSUITE**

10' 2" x 9' 6" (3.10m x 2.90m)





**BEDROOM TWO**

13' 7" x 12' 0" (4.14m x 3.66m)

**ENSUITE**

8' 2" x 6' 11" (2.49m x 2.11m)

**BEDROOM THREE**

12' 10" x 12' 6" (3.91m x 3.81m)

**ENSUITE**

8' 6" x 4' 7" (2.59m x 1.40m)

**BEDROOM FOUR**

8' 10" x 8' 8" (2.69m x 2.64m)

**ENSUITE**

4' 11" x 4' 11" (1.50m x 1.50m)

**SECOND FLOOR**

**BEDROOM FIVE**

22' 10" x 18' 6" (6.96m x 5.64m)

**ENSUITE**

12' 10" x 6' 5" (3.91m x 1.96m)

**EAVES STORAGE**

24' 5" x 7' 7" (7.44m x 2.31m)

**TOTAL SQUARE FOOTAGE**

314.2 sq.m (3382 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**FULL WIDTH PATIO**

**SUMMERHOUSE**



#### **ITEMS INCLUDED IN THE SALE**

Two Neff slide & hide integrated ovens, Neff integrated induction hob, Neff extractor, Neff warming drawer, Neff dishwasher, Quooker hot tap, wine cooker, all carpets, curtains, blinds and light fittings, underfloor heating, Keter garden shed, CCTV, car charging point, Prestige Pine white units (office, front room and snug), Malvern Garden Studio Pavilion (summer house with electrics, heating and drainage), Keter bike store, large green metal box container in garden and fitted wardrobes in four bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media. Two Loft spaces - both with lighting, smaller area boarded, larger area carpeted. Outside taps - two taps, one at front and one at rear. Outside electric sockets - located at front and rear.

#### **MONEY LAUNDERING REGULATIONS**

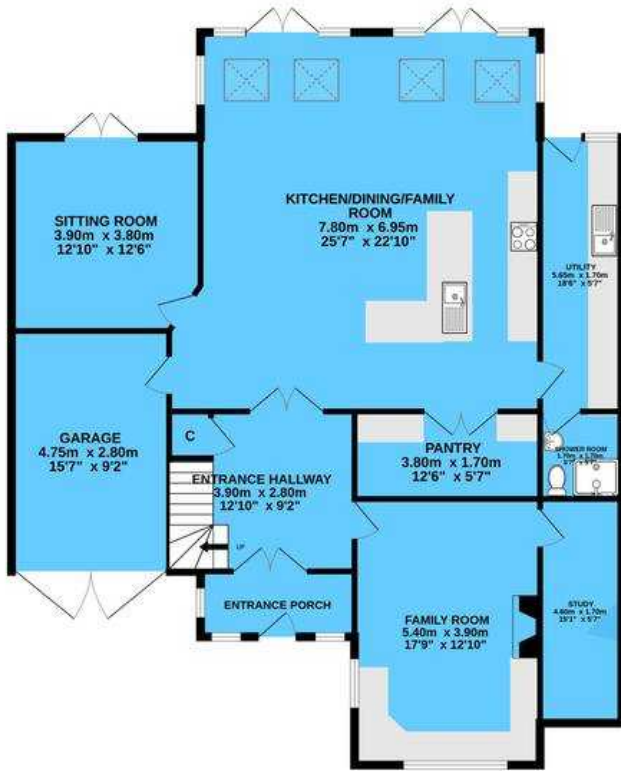
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



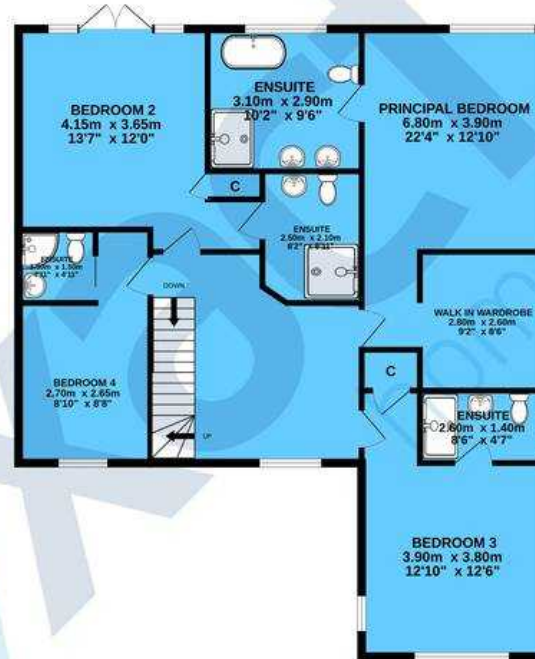




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 314.2 sq.m. (3382 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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