Stroudley Road, Shirley

Guide Price **£530,000**

xact HOMES

PROPERTY OVERVIEW

This beautifully presented four bedroom townhouse is set over three spacious floors and enjoys a prime location close to all local amenities. The property is accessed via a welcoming entrance hallway, which features a convenient guest cloakroom for visitors. The ground floor boasts a modern kitchen/dining room, complete with integrated appliances and an abundance of natural light, creating a bright and inviting atmosphere ideal for both family meals and entertaining. Thoughtfully remodelled, the ground floor also offers a practical utility area alongside a versatile garage or workshop, providing excellent storage and functionality. Ascending to the first floor, you will find a large living room with a Juliet balcony, perfect for relaxing and enjoying the fresh air. This level also accommodates two versatile bedrooms, one currently used as a home office and the other a spacious double, as well as a well-appointed family bathroom. On the second floor, there are two generously sized double bedrooms, each flooded with natural light and benefiting from their own separate en-suite facilities, ensuring privacy and comfort for all residents. Outside enjoys a low maintenance landscaped south-facing rear garden with an expansive patio seating area.

The property further benefits from a driveway to the front, providing ample parking for multiple vehicles and featuring an electric car charging point for added convenience. With its flexible layout, high-quality finishes, and thoughtful design throughout, this townhouse represents an exceptional opportunity for those seeking a stylish and practical home in a sought-after location. Early viewing is highly recommended to fully appreciate the space and quality on offer.

PROPERTY LOCATION

Blythe Valley is situated on the edge of Cheswick Green, Monkspath and open countryside and within easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store and also nearby delightful villages of Knowle and Dorridge.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Townhouse
- Set Over Three Spacious Floors
- Prime Location & Close To All Amenities
- Modern Kitchen / Dining Room To The Ground Floor
- Large Living Room With Juliet Balcony
- Low Maintenance Landscaped Garden With Expansive Patio Seating Area
- Driveway Parking For Multiple Vehicles
- One Bathroom & Two Ensuites

ENTRANCE HALLWAY

WC

KITCHEN/DINING ROOM
18' 3" x 11' 8" (5.55m x 3.55m)

UTILITY
9' 7" x 5' 1" (2.91m x 1.55m)

INTEGRAL GARAGE
9' 7" x 13' 10" (2.91m x 4.22m)

FIRST FLOOR

LIVING ROOM
18' 5" x 11' 9" (5.61m x 3.59m)

BEDROOM THREE
10' 7" x 9' 4" (3.22m x 2.84m)

BEDROOM FOUR
7' 3" x 9' 5" (2.22m x 2.88m)

BATHROOM
6' 10" x 6' 6" (2.09m x 1.97m)

SECOND FLOOR

BEDROOM ONE
18' 5" x 9' 3" (5.62m x 2.83m)

ENSUITE
9' 9" x 4' 4" (2.96m x 1.32m)

BEDROOM TWO
18' 0" x 9' 0" (5.49m x 2.74m)

ENSUITE
9' 10" x 4' 4" (2.99m x 1.31m)

TOTAL SQUARE FOOTAGE
148.0 sq.m (1596 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE LANDSCAPED GARDEN

PATIO SEATING AREA

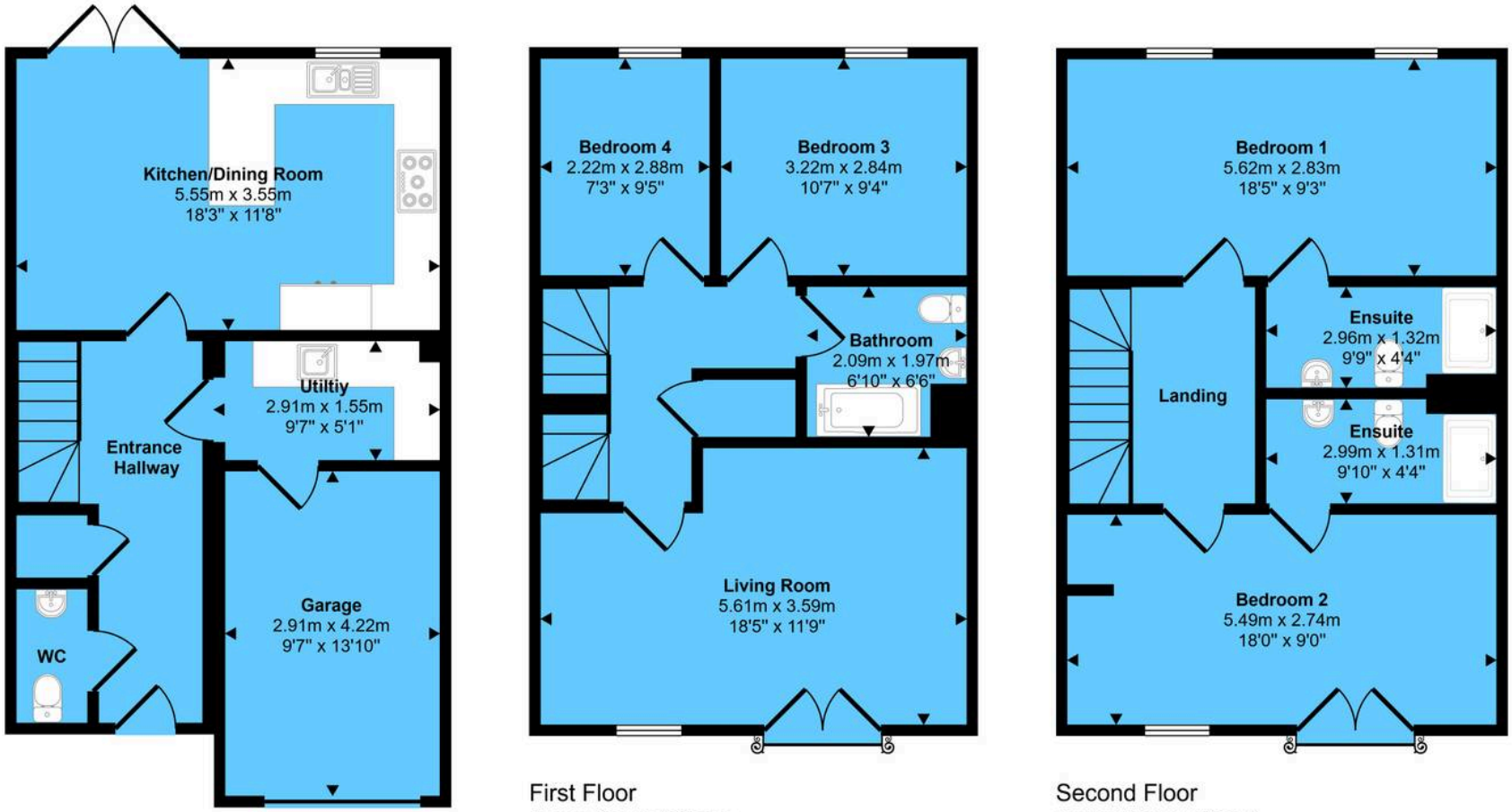
ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, solar panels, all carpets and blinds, car charging point (fitted July 2024) and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
148 sq m / 1596 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 49 sq m / 526 sq ft

Second Floor
Approx 48 sq m / 519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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