



Blythe Way, Solihull

Guide Price £1,350,000

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PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this magnificent five bedroom family home which is situated on one of Solihull's most sought after roads. The New House, which was built in 1989 provides modern standards of structure, design and insulation with the appeal of a traditional road. Set over three floors this spacious and highly versatile family home benefits from an abundance of natural light throughout. Early viewing is highly recommended to appreciate what this stunning property has to offer. The present owners have substantially extended and internal remodelled the property in 2015 to include a large open plan kitchen / dining and family room, utility room, lounge extension and Anglian replacement windows. The new principal suite located to the second floor also included a new roof.



The property is set behind a wide block paved driveway providing parking for multiple vehicles with the ground floor accommodation accessed via an imposing entrance hallway connecting all reception rooms benefiting from solid oak flooring throughout and a guest cloakroom with a downstairs toilet.



At the heart of the property is an impressive L-shaped open plan kitchen / diner with fitted units and integrated appliances; ample space for dining table and sofa seating creating a beautiful family living area with a practical utility room attached. The remainder of the ground floor accommodation comprises of:- a spacious living room benefiting from excellent views of the rear garden, a log burner and drop down HD surround-sound cinema system; an excellent dining room overlooking the living room; a home office offering versatility to be used as an additional family room; and a single garage with an electric door and extensive boarded storage above.

The first floor accommodation is made up of four double bedrooms, all of which benefit from fitted wardrobes with bedroom two benefiting from a large en-suite shower room approached through a generously sized dressing area with built-in vanity unit and superb views of the rear garden. All remaining bedrooms are serviced via a spacious family bathroom. The second floor is accessed via a feature staircase with impressive sky lantern allowing ample natural light to flow into the penthouse-style principal bedroom. A spacious dressing room with an abundance of storage which leads through to a sizeable bedroom which has a Juliet balcony with incredible views of the rear garden and the parklands beyond. The en-suite bathroom with shower and bath has excellent water pressure provided by a Grundfos water pump in the garage.





The boiler is housed in a separate room on this floor which provides significant further versatile space for storage and utility. A new roof was constructed to create this floor with additional insulation and a discreet air-conditioning unit.

Outside the property enjoys a beautiful well-established easterly facing rear garden benefiting from a range of paved, decked and lawned areas. To view this stunning family home call Xact Homes today on 01564 777284.

PROPERTY LOCATION

Quiet and tranquil, yet in the heart of Solihull, Blythe Way is a hidden gem. The property backs on to Brueton Park, giving views of uninterrupted greenery from the house. Nearby walkways provide easy access to this beautiful park, Solihull and the town centre. 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



- Five Bedroom Family Home
- NO UPWARD CHAIN
- Highly Sought After Road Of Solihull
- Set Over Three Floors
- Open Plan Kitchen / Diner / Family Room
- Split Level Dining / Living Room
- Five Double Bedrooms
- Penthouse-Style Principal Bedroom With Ensuite & Dressing Room
- Beautiful Lawned Rear Garden

ENTRANCE HALLWAY

17' 7" x 7' 5" (5.36m x 2.25m)

WC

L-SHAPED KITCHEN/DINER

28' 10" x 21' 0" (8.79m x 6.40m)

UTILITY ROOM

15' 10" x 3' 10" (4.83m x 1.18m)

STUDY/OFFICE

11' 10" x 14' 1" (3.61m x 4.30m)

DINING ROOM

14' 2" x 14' 1" (4.31m x 4.30m)

LOUNGE

15' 11" x 22' 0" (4.86m x 6.71m)

FIRST FLOOR

BEDROOM TWO

13' 7" x 14' 2" (4.13m x 4.31m)

DRESSING AREA

ENSUITE

**BEDROOM THREE**

12' 5" x 12' 0" (3.79m x 3.67m)

BEDROOM FOUR

13' 3" x 9' 11" (4.05m x 3.03m)

BEDROOM FIVE

12' 8" x 9' 11" (3.86m x 3.03m)

BATHROOM

With separate bath and shower

SECOND FLOOR**PRINCIPAL BEDROOM**

21' 5" x 15' 4" (6.54m x 4.67m)

DRESSING ROOM

17' 0" x 14' 2" (5.18m x 4.32m)

BATHROOM

8' 7" x 8' 4" (2.61m x 2.55m)

With separate bath and shower

OUTSIDE THE PROPERTY**GARAGE****EAST FACING GARDEN****TOTAL SQUARE FOOTAGE**

323.6 sq.m (3483 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Smeg free standing cooker (with built in gas hob/electric oven), extractor, Dietrich side by side fridge freezer, Neff dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, garden shed and electric garage door.



FURTHER ITEMS TO BE INCLUDED IN THE SALE

Quooker combi -Nordic mixer and boiling water tap and home cinema system

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic.

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
153.0 sq.m. (1647 sq.ft.) approx.



1ST FLOOR
93.2 sq.m. (1003 sq.ft.) approx.



2ND FLOOR
77.4 sq.m. (833 sq.ft.) approx.



TOTAL FLOOR AREA : 323.6 sq.m. (3483 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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