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WOODLANDS PLACE

BLYTHE VALLEY PARK,
SHIRLEY

WELCOME

Ginger are delighted to offer this three bedroom, three story semi-detached family home, set on the popular Blythe Valley Park. Approx. 3 year's old offering the balance of NHBC guarantee.

Set over three floors, with the everyday living accommodation on the ground floor; boasting a spacious lounge/dining/kitchen area which works really well for open-plan lifestyle and today's modern living. There are French patio doors to tempt you out to the private rear garden, and there is a downstairs cloakroom for your convenience.

The first floor accommodation provides two generous bedrooms and the stylish family bathroom. In addition, there is a great spot on the landing for your work-from-home office set up, or as a children's play area. The top floor accommodation is for the principal bedroom suite, providing a spacious bedroom area with good storage, dressing area, and stylish en-suite shower room.

Outside, the property has two parking spaces close by the front door, and a delightful, private rear garden with a side access.

The property is offered with the benefit of no upward chain.

KEY FEATURES

- A 3-bedroom, three storey, semi-detached family home set on the popular Blythe Valley Park
- Tudor Grange catchment
- Spacious, open-plan lounge/dining/kitchen
- Downstairs cloakroom and hallway
- Principal bedroom suite with en-suite shower room
- Two further good-size double bedrooms and family bathroom
- Spacious first floor landing with office space
- Two parking spaces to the front | Landscaped rear garden
- No Upward Chain







LIVING SPACES

Welcome inside this bright, airy and spacious property. The moment you step through the front door and gaze into the living room, you will appreciate the space that this home provides, its modern neutral decor making this home feel fresh and the view into the garden. The ground floor accommodation provides a hallway with stairs rising to the first floor landing, a great space to hang your coats and kick off your shoes with a radiator conveniently placed underneath to dry out your damp coats. The house benefits from a downstairs cloakroom which has a toilet and a hand wash basin as well as two windows with contrasting floor tiles.

This property enjoys an open-plan lifestyle space on the ground floor, boasting a spacious and comfortable lounge, dining and kitchen area. The living space is generous and works really well for your large corner sofas, chairs and plenty of space for your media centre, as well as providing good connectivity for satellite, TV and ethernet connections. The living area is set to the rear of the house with French patio doors to tempt you out into the landscaped rear garden, with further window to the side elevation to deliver more natural light.

The middle of the room is perfect for a dining table and being set close to the kitchen area is perfect for entertaining and works really well as you close your evening from the kitchen to the dining table to then relaxing in front of a good movie. As a family house, then this area works perfectly for the kids meal times too.

The kitchen provides a good compliment of modern wall and base units with integrated appliances to include a Bosch double oven and grill, a Bosch dishwasher, a Bosch washing machine, a Bosch four-ring gas hob with splash-back and extractor hood as well as a built-in fridge and separate freezer. The counters provide good working space, with a good number of power points around for your small appliances. We also love the little bay window, which not only delivers plenty of natural light, but would also make a nice comfy sitting area, should you wish to build a window seat. The bay window creates a perfect windowsill for your cookery books.

The room also has a handy under stairs storage cupboard, as well as central heating.









UPSTAIRS SPACE

The principal suite is located on the top floor. One of the key designs of these properties that we particularly like is how the middle floor works really well for the children to have their bedrooms and bathroom with the top floor being perfect for the parents to have their own private suite.

The principal bedroom is a great size and will easily accommodate your super-sized bed, and leaves plenty of floor space for additional side furniture and to move around freely. The bedroom enjoys the benefit of a large window to the front elevation. The bedroom area has a handy walk-in cupboard, which is perfect for further hanging space or additional storage that you may wish to normally put in the loft.

Moving towards the rear of the principal suite, there is a comprehensive fitted wardrobe with mirrored-sliding doors and space to the end of the room which is perfect for a dressing table, or perhaps you may have some further units fitted. The bedroom benefits from central heating radiators, a skylight to the rear, ceiling lights, access into the loft space, as well as a thermostat for the top floor temperature.

The principal suite boasts a delightful en-suite shower room, which is beautifully styled with modern tiling and decor, as well as having an opening skylight. The shower room offers a wall-mounted Roca wash basin, a Roca WC with dual flush, and a double sized walk-in shower with mains control accompanied by shower screen. The en-suite has the benefit of a wall-mounted towel chrome radiator ready for your exit from the shower, as well as there being spare space around for additional storage and the ideal shelf for your toiletries. There is also LED ceiling spotlights and extractor.

The top floor landing benefits from a handy airing cupboard with shelf for towels and linen, as well as being home to the Potterton boiler. The top floor landing also has ceiling light.

The first floor bedroom accommodation provides two excellent sized double bedrooms and the family bathroom. The landing is super spacious, neutrally presented, and has a really handy space at the front of the property which works really well as a home office, a quiet seating area or a great space for the younger members of the family to play with toys.

The landing has two sets of stairs, one set rising to the top floor principal bedroom accommodation and the second set to access to the ground floor. There is ceiling lights and a central heating radiator. This floor works really well for the younger members of the family to have their own floor with the two bedrooms and their own bathroom. There is a further useful storage cupboard too.

Bedroom number two is located at the front of the house. A lovely bright space. The bedroom provides plenty of floor space for a large bed and accompanying furniture. There is a handy recess area within this bedroom which is the perfect spot for your free-standing wardrobes, or you may choose to have some fitted. The bedroom provides power points, central heating radiator and a window to the front elevation.

The third bedroom is set to the rear of the property, providing a delightful and peaceful view of the rear garden. This bedroom is also neutrally presented and works really well as a double sized bedroom still leaving good space for your own free-standing wardrobes, and for the younger member of the family to have their homework or gaming desk. The bedroom has numerous power points set around, ceiling light and central heating radiator.

The family bathroom is located on the first floor and it's beautifully styled and spacious. Providing a modern suite which comprises of a bath plus a shower feed over the bath with a shower screen. There's also a Roca wash basin and a WC with dual flush. The bathroom is stylishly presented with a modern decor, contrasting tiles and having a large windowsill which is perfect for your toothbrush and toiletries, as well as having an opening frosted double glazed window to the rear elevation. The bathroom also has tiled floors for ease of maintenance, as well as a tall chrome radiator for your towels. There remains plenty of space in the bathroom for additional storage cabinets for your folded towels, and the bathroom is complimented by ceiling spotlights and an extractor.













ADDITIONAL INFORMATION

GARDEN AND GARAGE/STORE

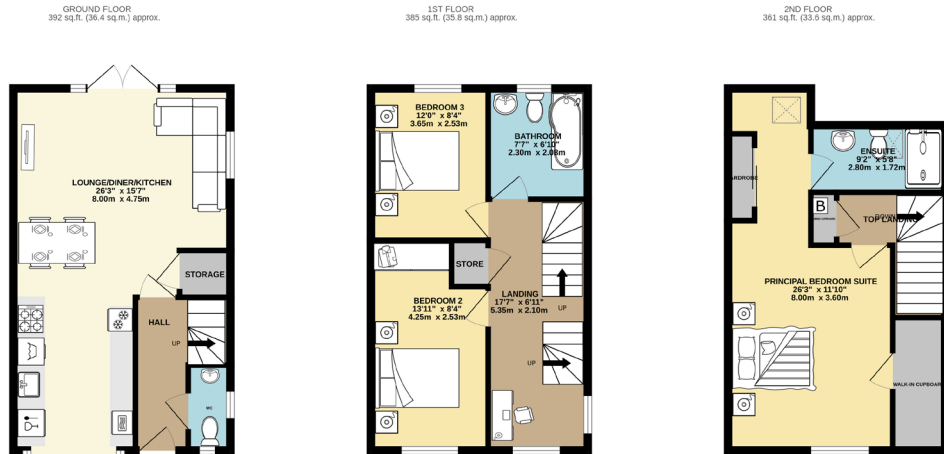
The garden is made up of a patio as you exit from the French doors and a lawn area. There is also access along the side of the property for taking out your bins and garden rubbish. There is an outside tap.

USEFUL INFORMATION We are advised this property is Freehold, please seek confirmation from your legal representative. We are advised the council tax band D is payable to Solihull Metropolitan Borough Council.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property. Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. The sellers have verified the property listing.

FLOOR PLAN



3 BEDROOM, THREE STORY SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) 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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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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