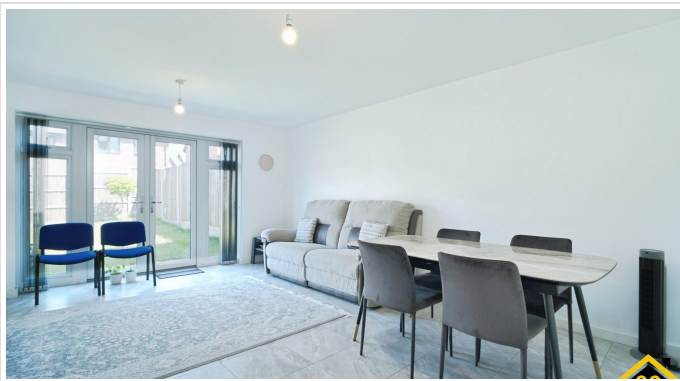


3 Bed Semi-Detached In Magnolia Drive Blyth Valley Park, Shirley, Solihull,
B90 8DN

£216,600





SHORT DESCRIPTION

Property Ref: 15235 Stylish 3-Bedroom Semi-Detached Home | Magnolia Drive, Blythe Valley Park, Shirley, Solihull, B90. Located within the highly sought-after Blythe Valley Park development, this beautifully presented three-bedroom semi-detached home, built in 2021, offers contemporary family living in a desirable location. The property features a welcoming entrance hall leading to a spacious living room, and an impressive open-plan kitchen and dining area, perfect for modern living and entertaining. The kitchen benefits from a dedicated utility area and a convenient cloakroom off the hallway. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. Externally, the home offers driveway parking for two vehicles, with gated side access to a private rear garden, ideal for outdoor relaxation. Set within a vibrant community with excellent transport links and local amenities, this is a superb opportunity to own a modern family home in one of Solihull's most desirable developments. Property Type: Semi-detached Full selling price: £380000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 57% Share price: £216600.00 Monthly rent based on 57% share: £424.84 Remaining lease (In Years): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £546.84 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

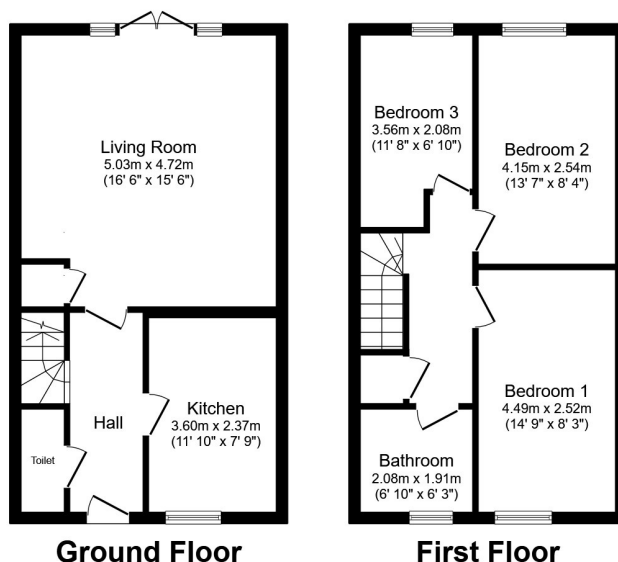
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 83.3 sq.m. (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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