

**AP MORGAN**



**Brambles Crescent, Blythe Valley Park, Shirley**  
Offers Over £500,000

## Features:

- Stunning Four-Bedroom Townhouse Built in 2024
- Located Within the Highly Desirable Blythe Valley Park Development
- Impressive Open-Plan Kitchen/Dining Room with Central Island
- Spacious First-Floor Lounge Filled with Natural Light
- Luxurious Principal Suite with Dressing Area & Twin Ensuite Shower Rooms
- Integral Garage & Private Driveway Providing Off-Road Parking
- Private Rear Garden Ideal for Entertaining & Family Enjoyment
- Excellent Access to Solihull, Birmingham International, Major Motorway Links & Highly Regarded Schools

## Description:

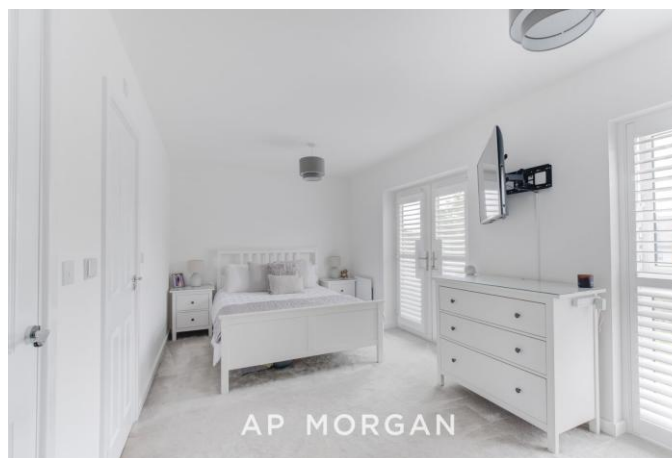
Constructed in 2024 and occupying an enviable position within the prestigious Blythe Valley Park development, this outstanding four-bedroom townhouse offers an exceptional blend of contemporary design, generous living space and superb versatility. Finished to an impressive standard throughout, the property is perfectly suited to modern family life, combining stylish interiors with practical accommodation arranged over three thoughtfully designed floors.

The welcoming entrance hall immediately sets the tone for the rest of the home, providing access to a guest cloakroom and the integral garage. Undoubtedly the centrepiece of the property is the stunning open-plan kitchen and dining space, beautifully appointed with sleek contemporary cabinetry, integrated appliances, extensive work surfaces and a central island ideal for both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

To the first floor, a superbly proportioned living room provides the perfect setting for relaxation, flooded with natural light and offering ample space for the whole family to enjoy. This level also benefits from two generous double bedrooms and a stylish family bathroom, offering flexibility for growing families, visiting guests or those requiring dedicated home-working space.

The second floor is home to an impressive principal suite, designed to offer a true sense of luxury and privacy. The spacious bedroom is complemented by a dedicated dressing area and twin en-suite shower rooms, creating an elegant retreat rarely found in modern homes. A further double bedroom completes the accommodation.

Outside, the property enjoys a private rear garden, ideal for entertaining, family gatherings and summer dining, whilst to the front a block-paved driveway provides off-road parking and access to the integral garage.



Brambles Crescent forms part of the highly regarded Blythe Valley Park community, a location renowned for its blend of green open spaces and excellent connectivity. Residents enjoy easy access to Solihull town centre, Shirley High Street,

Birmingham International Airport and Railway Station, together with the M42, M40 and M6 motorway network. A wealth of nearby amenities, highly regarded schools, leisure facilities and countryside walks further enhance the appeal of this exceptional home.

**Details:**

**Hall**

**Kitchen/Dining Room** 18'7" x 11'8" (5.66m x 3.56m)

**Downstairs WC** 6'1" x 3'2" (1.85m x 0.97m)

**Landing**

**Living Room** 18'7" x 12'1" (5.66m x 3.68m) Both Max

**Bedroom 3** 10'9" x 9'8" (3.28m x 2.95m)

**Bedroom 4** 9'8" x 7'7" (2.95m x 2.3m)

**Family Bathroom** 7'3" x 6'10" (2.2m x 2.08m)

**Upper Landing**

**Principal Bedroom** 18'7" x 9'5" (5.66m x 2.87m)

**Ensuite Shower Room** 7'9" x 4'9" (2.36m x 1.45m)

**Bedroom 2** 18'7" x 9'9" (5.66m x 2.97m)

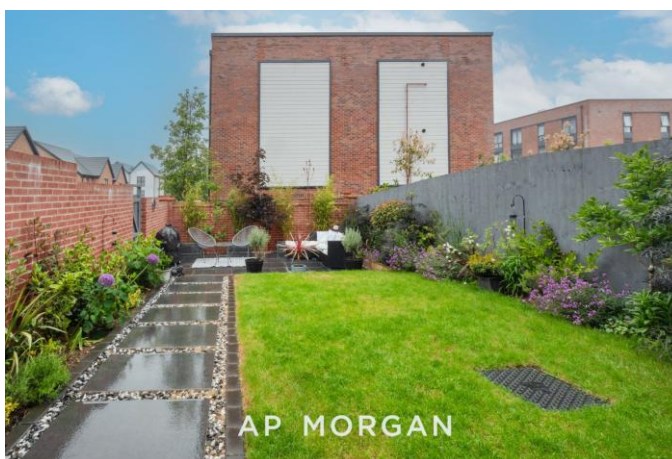
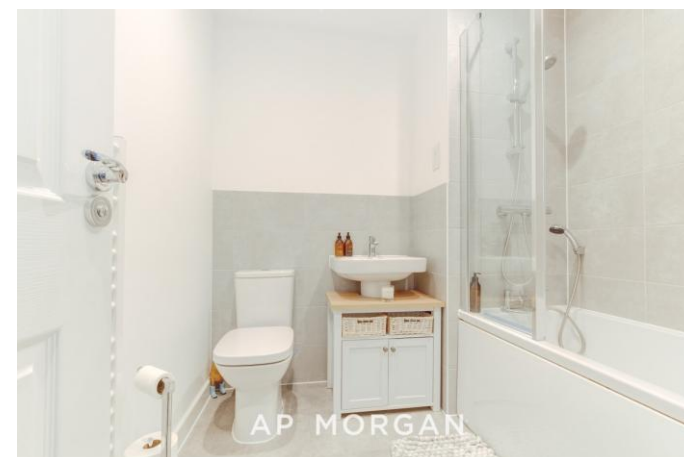
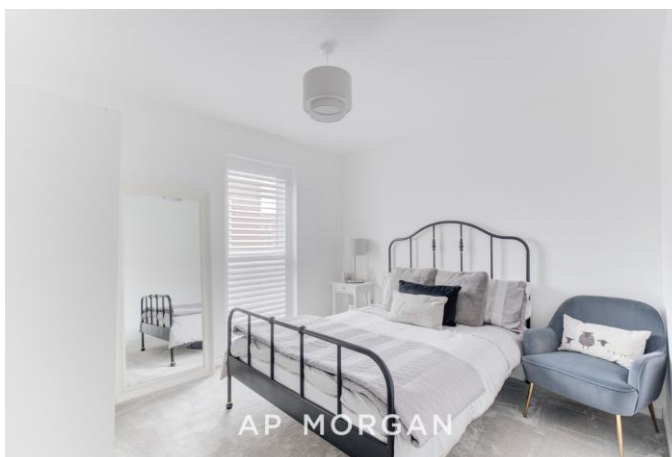
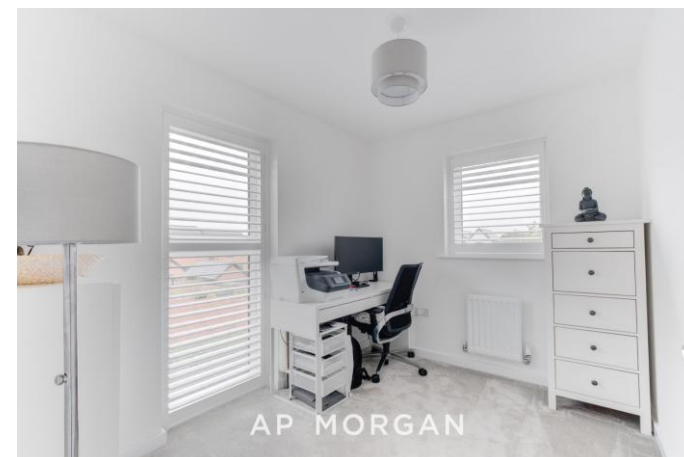
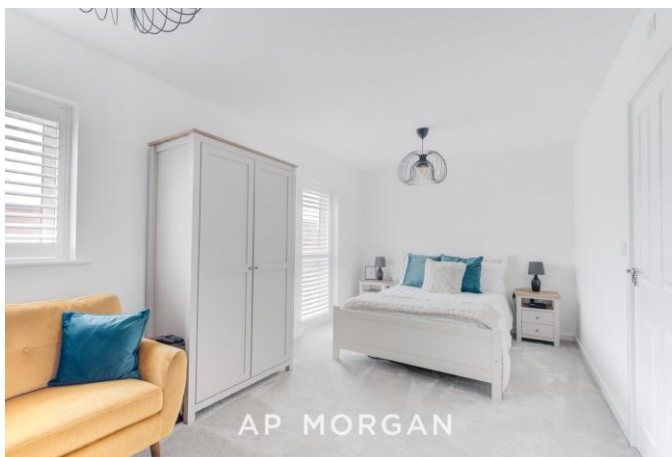
**Ensuite Shower Room** 7'9" x 4'6" (2.36m x 1.37m)

**EPC Rating:** B

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

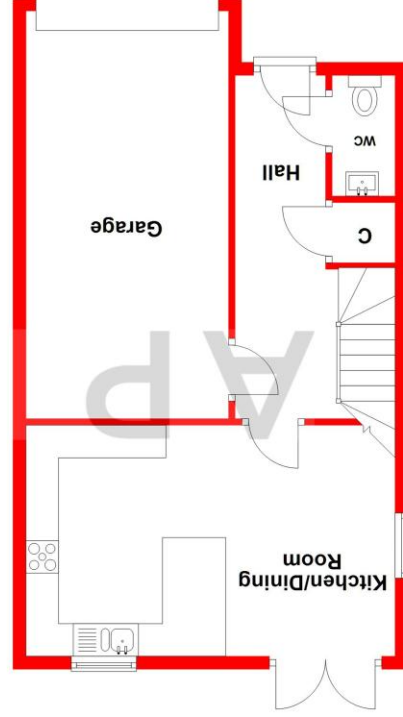
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

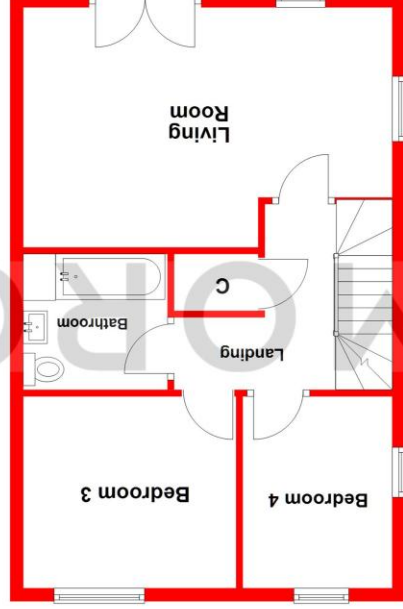
### Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



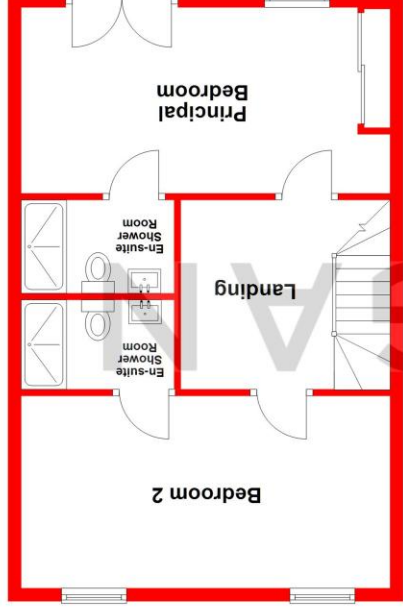
### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



### Second Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 154.9 sq. metres (1667.1 sq. feet)

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. Plan produced using PlanUp.

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