

AP MORGAN



Henshaw Court, Blythe Valley Park
Asking Price £234,500

Features:

- Ground floor apartment in a small, exclusive block
- Two double bedrooms
- En-suite shower room to master bedroom
- Modern family bathroom
- Spacious open-plan living/dining room with fitted kitchen
- Juliette balcony
- Two allocated parking bays
- Direct access to communal gardens
- Integral storage cupboards
- Gas central heating throughout
- Excellent energy efficiency, built to modern standards
- Just four years old and beautifully maintained
- Superb broadband speeds, ideal for home working
- Three minutes from Junction 4 of the M42
- Easy access to Shirley, Solihull, Birmingham Airport and HS2
- Close to Tesco, a garden centre, local walks and village pubs
- Co-op is a short walk

Description:

Two double bedrooms, two bathrooms, two allocated parking bays. In a development this popular, that combination is rare, and it goes quickly.

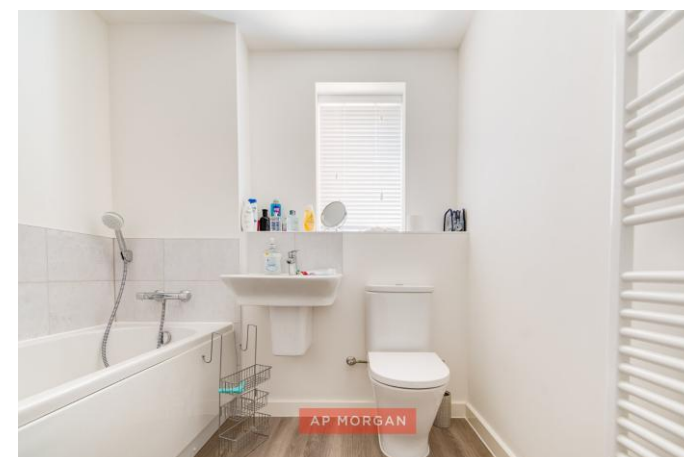
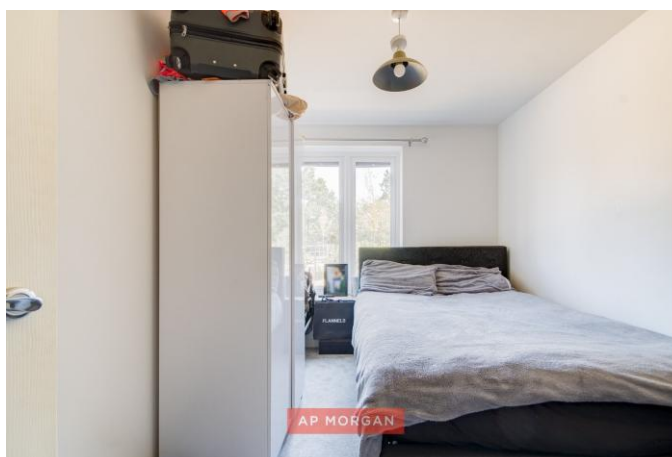
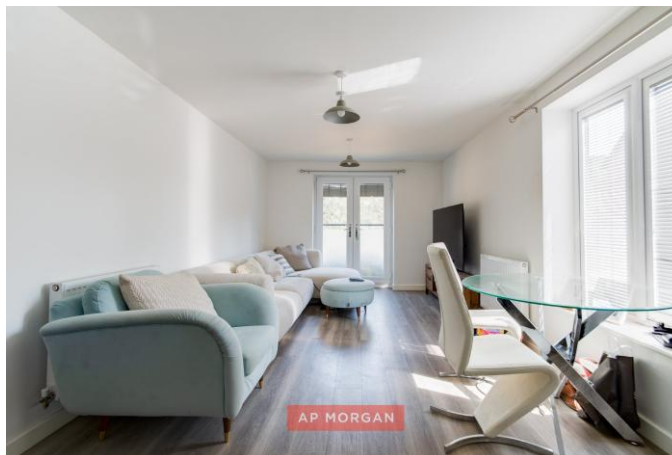
Tucked into the leafy surroundings of Blythe Valley Park, this ground floor apartment offers two double bedrooms, an en-suite shower room, a modern family bathroom, and a bright open-plan living space that leads straight out onto its own Juliette balcony. Built just four years ago and beautifully maintained throughout, it comes with two allocated parking bays and direct access to the development's communal gardens. It's a smart, low-maintenance buy in one of Solihull's best-connected pockets.

We asked them what made them buy it...

"We loved the location, being on bus routes, with access to major grocery stores and shops. It's walking distance from the gym, and it's in a leafy development. The layout of the apartment really stood out too. Lots of light coming in, two bedrooms, two bathrooms, and it's a very small block with two allocated parking bays, which so many other properties simply didn't have."

What about the apartment itself?

"It feels roomy, with lots of light, and that's the first thing people notice when they visit. We bought it from new and haven't needed to do a single thing to it. Everything is still only four years old and has been very well looked after. It's warm and cosy in winter, full of fresh air in summer, and genuinely energy efficient. Being on the ground floor, we



also have easy access straight out to the communal garden from the lounge door."

Our agents say...

This is a smart, sociable spot to call home. Two allocated parking bays alone make it a standout in this development, and the layout works brilliantly whether you're a first-time buyer, a couple looking to downsize, or anyone after low-maintenance living with real quality behind it. The broadband speeds are terrific for home working, gas central heating runs throughout, and you're three minutes from Junction 4 of the M42, with easy runs into Shirley, Solihull, Birmingham Airport, and the HS2 station. Add in a large Tesco, a garden centre, local walks, village pubs, and a Co-op a short walk away, and you've got everything on your doorstep. Get in touch and we'll arrange a viewing.

Details:

Hall

Living Room/Dining Room/Kitchen 12'10" x 24'6" (3.9m x 7.47m)

Bedroom One 10'1" x 11'2" (3.07m x 3.4m)

En-Suite Shower Room 5'6" x 7'1" (1.68m x 2.16m)

Bedroom Two 8' x 11'2" (2.44m x 3.4m)

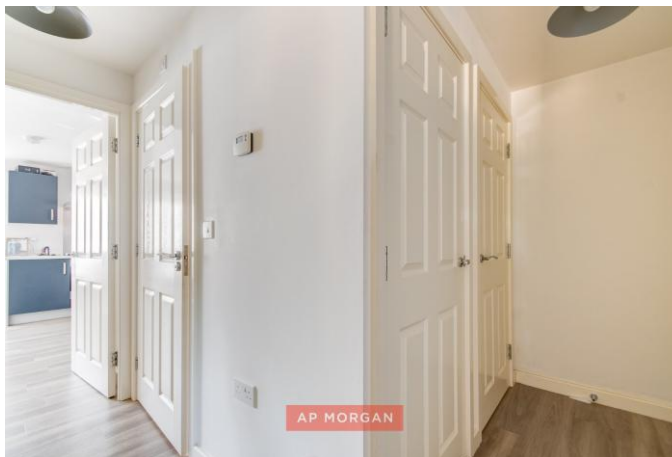
Bathroom 6'10" x 6'11" (2.08m x 2.1m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

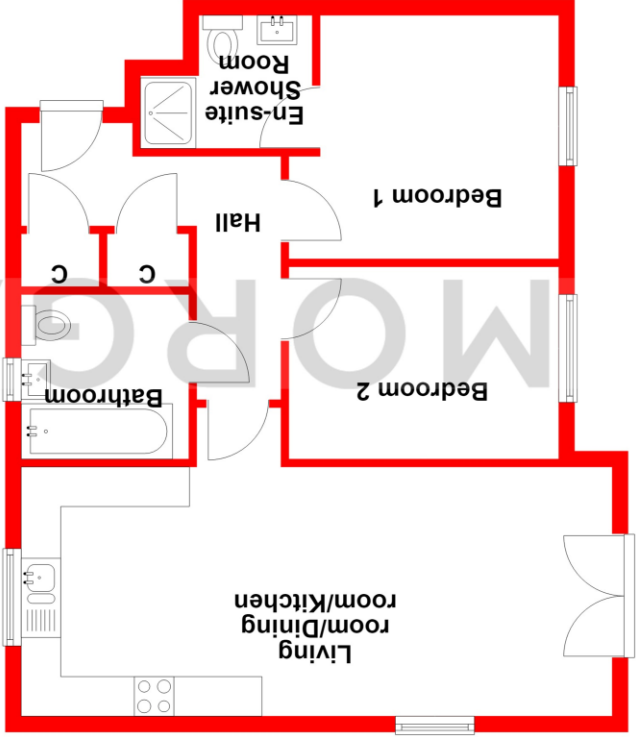
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 60.8 sq. metres (654.7 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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