



10 Box Trees Lane, Blythe Valley,
Solihull B90 8DE

Guide Price
£320,000



Welcome to this stunning two-bedroom semi-detached home located in the highly sought-after Blythe Valley, built in 2022 by the reputable Messrs Bloor Homes. Perfectly designed for modern living, this property offers a welcoming and stylish interior that combines comfort and functionality, making it an ideal choice for first-time buyers, young professionals, or small families looking to settle in a vibrant community.

Step inside to discover a beautifully presented and tastefully decorated living space, where abundant natural light flows through well-proportioned rooms. The spacious reception room provides a warm and inviting atmosphere, and conveniently leads through to the modern fitted kitchen diner, thoughtfully designed with light grey, sleek cabinetry, and ample worktop space, allowing you to enjoy cooking while still being part of the conversation in the dining space.

In addition to the open-plan kitchen and diner, this property offers two generous double bedrooms. Both rooms offer versatility and comfort, providing plenty of space for installing free-standing bedroom furniture. The family bathroom has been carefully designed with a contemporary finish and includes a beautifully fitted suite, with the added benefit of a very useful large store cupboard which offers excellent storage options to help keep the home clutter-free (and also has potential to convert into a shower cubicle)

Downstairs, a convenient cloakroom adds practicality to daily living, perfect for guests. From the dining area, step outside into the established south-facing rear garden.

This pretty outdoor space is a true haven, bathed in sunlight for much of the day — ideal for alfresco dining, gardening, or simply enjoying peaceful moments in the fresh air. Enhanced by the current owner, the raised beds are full of interesting herbaceous plants and shrubs, giving interest all year round and attracting the local wildlife into the garden.

Completing this wonderful home is parking for two vehicles, a valuable feature that adds convenience and ease in this desirable neighbourhood. Blythe Valley offers a vibrant setting with beautiful green spaces, fabulous countryside walks, nearby amenities, and excellent transport links, ensuring you have everything you need close to home.





Presented to a high standard throughout with a modern décor, this two-bedroom semi-detached house is ready to move in and make your own.

Don't miss this fantastic opportunity to own a stylish home in Blythe Valley. Contact us today to arrange a viewing and experience the comfort and charm this property has to offer first hand.

LOCATION - BLYTHE VALLEY, SOLIHULL

Blythe Valley Park is an exciting development that sits on the southern fringe of Ilshaw Heath near the Hockley Heath border. The former farmland has been developed over the last 15 years to include a business park alongside a residential area both blended seamlessly through a wide 'boulevard' style road network and landscaped grounds. Within the development there is a local convenience store, coffee shop, cafe, and Virgin gym which are all in walking distances from the property. Surrounding the development are established nature reserves with walking/running tracks and children's play areas.

The development is placed close to junction 4 of the M42 and the adjoining M40 intersection. There are bus services that operate through the development giving access to Solihull Town Centre and the surrounding areas. There are railway stations in Solihull Town Centre and in Dorridge, which both offers services to Birmingham and London Marylebone.



ADDITIONAL INFORMATION

TENURE: FREEHOLD ON COMPLETION. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band C

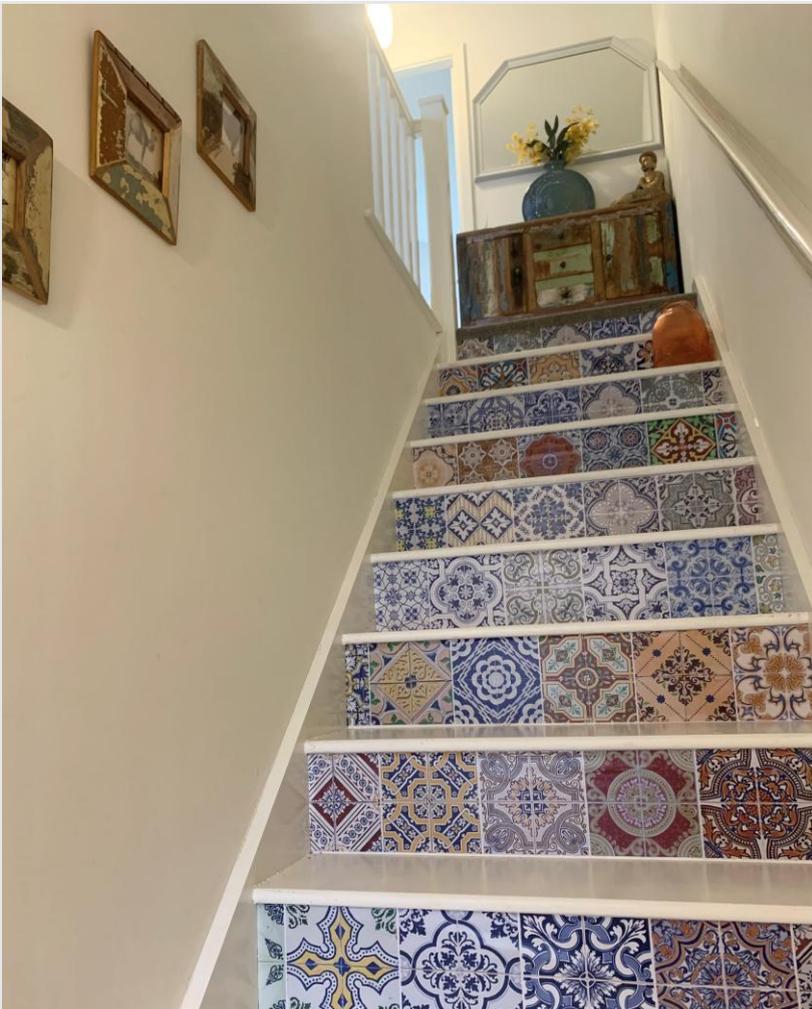
ENERGY PERFORMANCE CERTIFICATE RATING: B

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, 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.

Agents Note - In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is an employee of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

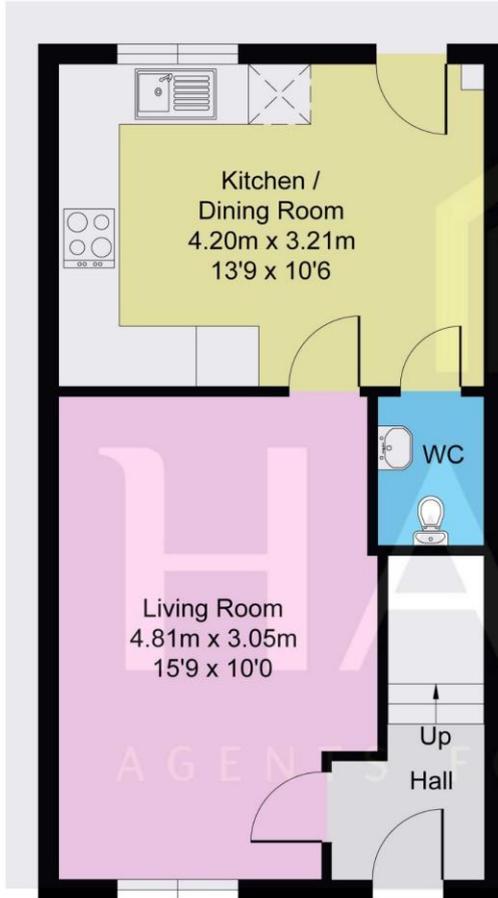




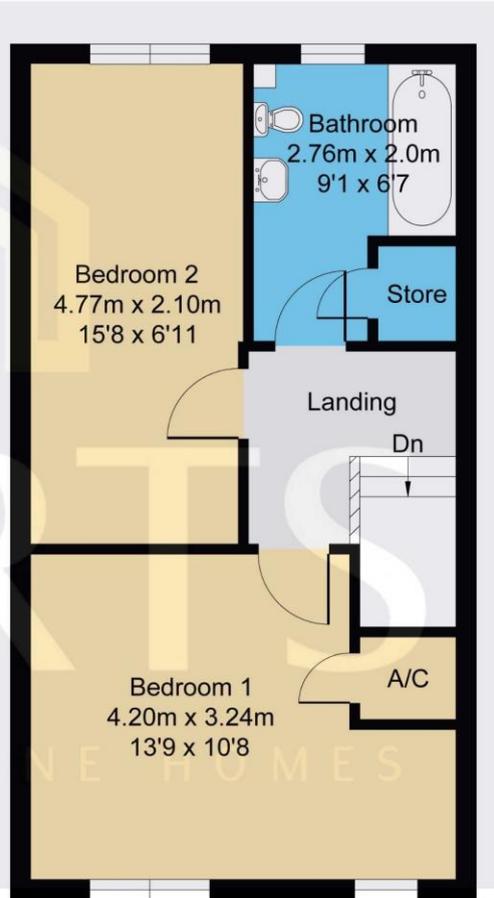


Main House Area 734.20 square feet

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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