



ginger

FOXGLOVE HOUSE

BLYTHE VALLEY PARK

WELCOME

This well presented two bedroom ground floor apartment is located in the sought-after Blythe Valley Park development.

The property features a spacious open-plan kitchen, living and dining area with contemporary finishes, integrated appliances, and a private balcony with green views. Both bedrooms are comfortable doubles, with the main benefiting from a stylish en-suite. A well-proportioned main bathroom, generous hallway storage, and neutral decor throughout complete the interior.

Outside, the apartment includes an allocated parking space and access to well-maintained communal green areas. With a gym, coffee shop, mini-market and countryside walks on your doorstep plus excellent transport links via nearby roads, rail, and Birmingham Airport. This is a practical and comfortable home in a popular and well-connected setting.

KEY FEATURES

- Two bedroom ground floor modern apartment - No upward chain
- Open-plan kitchen, dining and living space
- Modern kitchen with integrated appliances
- Private balcony with shelter and green outlook
- En-suite shower room to main bedroom
- Main bathroom with bath and shower
- Allocated parking space plus visitor parking nearby
- Well-connected location near shops and countryside
- Tudor Grange Catchment
- Easy reach of M42, Bham airport/ International



APARTMENT LIVING

Foxglove House is located on Blythe Valley Park, a well-connected and well-maintained development with a mix of residential homes, local businesses and amenities. Within walking distance you'll find a gym, a coffee shop, a mini supermarket, and scenic green spaces nearby. For commuters, there's easy access to rail, M42/M40 motorways, and Birmingham International airport/ rail links, with nearby towns (Solihull, Shirley) and villages also close at hand.

Approach

The property is set back from the road in a quiet corner of the development. There's parking available for visitors and a designated parking space for the property itself, all within easy reach of the communal entrance with intercom.

Accommodation

Inside, the apartment offers a good sense of space and a practical layout. The entrance hallway includes a large built-in storage cupboard. This is great for alleviating any hallway clutter such as coats, bags and shoes. It also houses the boiler and doubles up as a handy utility space with provisions for a washing machine.

The main living, dining and kitchen area is open plan and is well thought-out and finished with a modern design. The kitchen features handleless high-gloss units, a concrete-effect worktop, real tile flooring and integrated appliances including a fridge-freezer, dishwasher, oven, hob and extractor. Subway-style tiling and under-cabinet lighting add to the charm of the kitchen.

The dining area sits between the kitchen and lounge, providing a flexible space for eating or working from home.

The living area is generous, with plenty of room for furniture. What we love most about this room is the tall windows which allow for an abundance of natural light as well as the sliding dual patio door leading to the balcony which provides a tranquil space to sit, relax and with a green outlook, being a particular bonus to this apartment. Being open plan, this space is versatile and can be reconfigured to suit your needs.

The primary bedroom echoes a boutique hotel suite. With a generous footprint to easily accommodate a large bed, side tables/draws/wardrobe as well as an en-suite. The bedroom also has a large, elegant double height window and plush beige carpet.

The en-suite features a walk-in shower, floating basin and concealed cistern WC, all set against stone coloured tiles.

Bedroom two is another great size double with ample floor space similar to the primary bedroom. Here there is another large double height window, plush carpets and plenty of room for furniture. Both bedrooms like the rest of the apartment are decorated in a neutral colour scheme.

The main bathroom includes a full-size bath with mains fed shower, a floating basin and WC, and coordinating grey tiling. There is also a handy ladder radiator. The proportion of this room is excellent.

The apartment comes with one allocated parking space, and there's additional off and on-street parking available for guests.

The private balcony provides a pleasant outdoor spot, with glass balustrades, feature wall cladding, and hardwearing patio slabs. It's also partially sheltered, making it useful all year-round. Surrounding the building is a green space with planting and lawn, offering a peaceful outlook. There are plenty of local walks, and nature areas close by.

Additional Information

We are advised this property is please leasehold please seek confirmation from your legal representative. We are advised there is approx. 144 years left on lease.

The building service charge at time of listing is £1644pa with an estate charge of £280pa

Council Tax band C payable to Solihull Borough Council/Vendor paying £140per month

Electric emersion heater is approx. 4.5 years old

Current utility: Electricity £87 per month Octopus energy

Water: £30 pe month

Broadband: High speed & full fibre optic

EPC - Current C - Full report can be obtained from the agent.

PLEASE NOTE:

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 are the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.







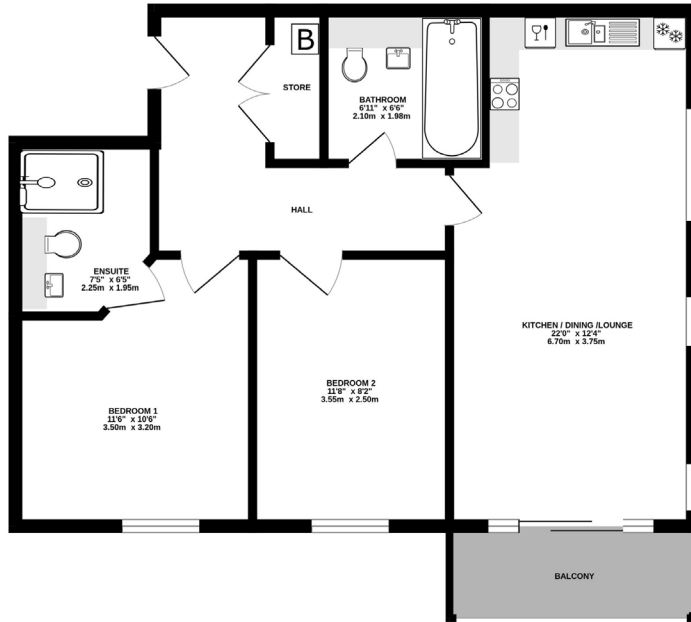








FLOOR PLAN



TWO BEDROOM SECOND FLOOR APARTMENT

TOTAL FLOOR AREA: 601 sq ft, (55.9 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Make this property home

Thank you for viewing with ginger. We know big decisions take a lot of thought. Our team will call you for feedback on this property within two days. In the meantime if you would like to ask any questions, book a second viewing or submit an offer, get in touch.

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Open Hours

9.30am - 5.30pm Mon - Fri

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