



## Mulberry Place, Blossomfield Road, Solihull

Guide Price £615,000







## **OVER 50% SOLD, off Plan, Completion April 2025**

A Luxurious 2 bedroom, 2 En suite, ground floor apartment with rear garden views and luxury high end finishes.

Welcome to Apartment No. 3

Located on the ground floor with access via main hallway, this apartment is an absolute stunner!

These apartments have truly been designed to deliver the very best in modern and contemporary living.

HCD Developments have perfectly designed this home focusing on the finer details. The entire development benefits from underfloor heating.

### **Interiors**

'Each apartment has been designed to deliver the very best of what modern, contemporary living has to offer whilst creating comfortable, homely spaces'



### **Attention to detail:**

Luxury fixtures and fittings have been supplied throughout this stunning development. State of the art Kitchens are complimented with dedicated task stations, stylish sinks, and cutting-edge organization.





#### Developer Insight:

HCD Developments have a reputation, in the Solihull area, for acquiring great locations. They have a passion for developing new sites from the ground up, this allows them to create spaces which encompasses everything needed in the modern homes of today.

Quality and excellence is a habit that HCD proudly promote on every project. From acquisition to design, cost, management and ultimately the development, they achieve a scheme where each apartment has been lovingly designed.

Recent winners of The LABC Building Excellence Awards, which are the largest business to business awards in the building control sector in the UK. HCD Developments won the Best Medium Volume New Housing Development for our region and in doing so have now been put forward for the nationals where they will compete against other regions. The award was for building excellence in the delivery of outstanding construction and workmanship.

It can never be underestimated, the skills that can be required in the design of our buildings. The team along with their passion for new build developments, period properties and listed architecture collaborate their extensive experience and well honed skills to deliver something quite unique when creating a new development.

Every residential project HCD design with particular emphasis on attention to detail. Quality craftsmanship is the forefront of their design creating a scheme that is bespoke, focusing on exceptional quality and stunning features.







#### Property Location

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: TBD

Tenure: Leasehold

- Designed & Built by HCD Developments
- 2 Bed, 2 En Suites
- Open Plan living
- 2 Parking Spaces
- Gated Development
- Private Gardens
- New Build Development of 7 Luxurious Apartments
- 1025 Square Feet



**TOTAL SQUARE FOOTAGE**

95.2 sq.m (1025 sq.ft) approx.

**ITEMS INCLUDED IN THE SALE**

TBC

**ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Broadband: TBC Service Charge - £3,000 pa. Share of Freehold - 1/8th (equal share of freehold)

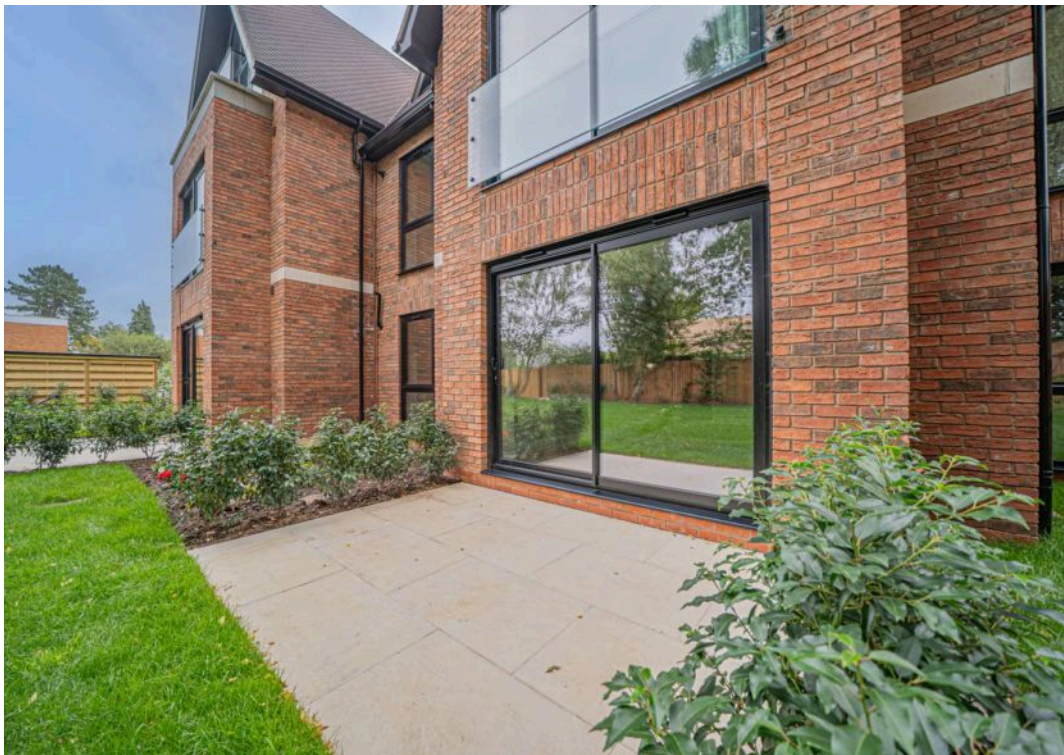
**PROPERTY DETAILS**

Please note that this property is currently under construction and all photos used are from previous properties built by HCD Developments.

**INFORMATION FOR POTENTIAL BUYERS**

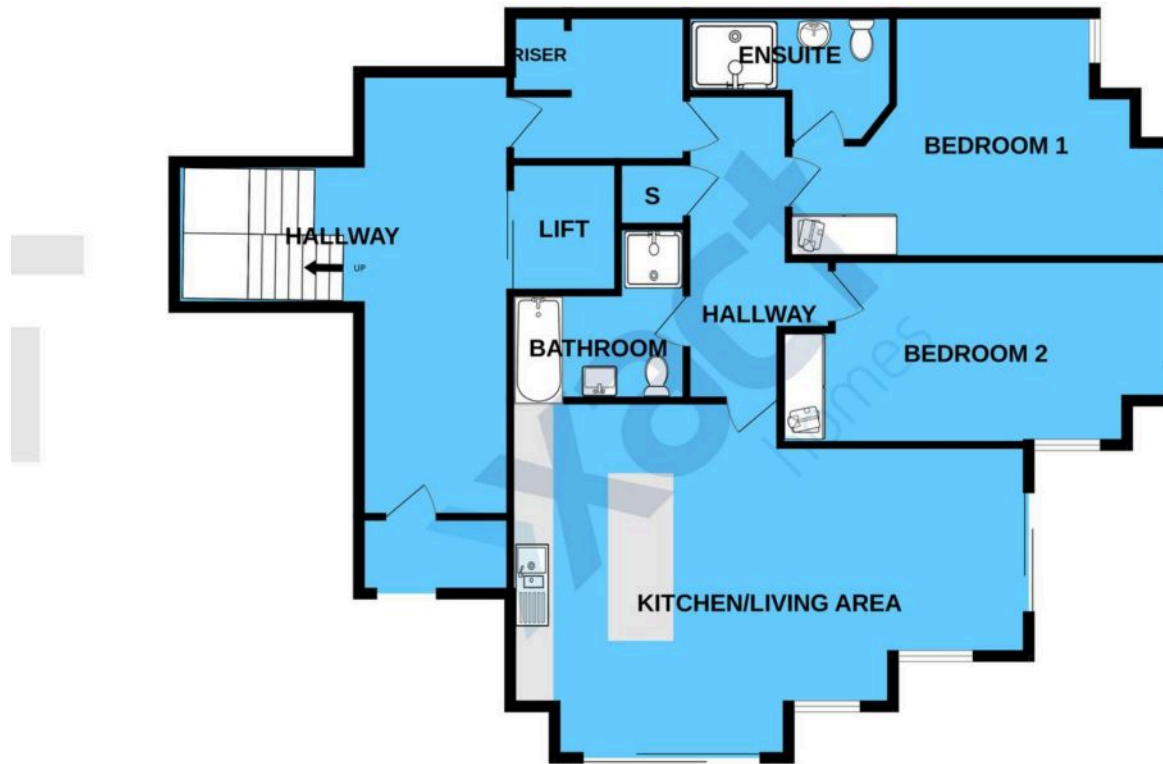
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## GROUND FLOOR



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.  
Made with Metroplan 12/2014

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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