



Blossomfield Road, Solihull

Offer In Excess Of £635,000





## PROPERTY OVERVIEW

Position in a sought-after central location, this immaculate four-bedroom detached house presents a rare opportunity for discerning buyers. Renovated to the highest standards throughout, this property boasts a contemporary yet welcoming ambience that is sure to captivate those seeking a modern lifestyle within easy reach of local amenities. Upon arrival, the property's impressive large tarmac drive welcomes you, offering ample parking space for residents and guests. Stepping inside, the expansive interior is comprised of a good size front reception room featuring a bay window, an immaculately designed kitchen, living, dining area, a utility room with ample storage, a WC and a large cloaks cupboard. Ascending to the first floor the property boasts four large bedrooms serviced by a modern family bathroom with a large walk in shower and also a separate WC. Convenience is a key feature of this property, with Solihull and Shirley just a short walking distance away, offering a wealth of shops, restaurants, and amenities within easy reach. Whether running errands or enjoying a leisurely day out, the property's central location provides a perfect balance of urban convenience and suburban tranquillity.





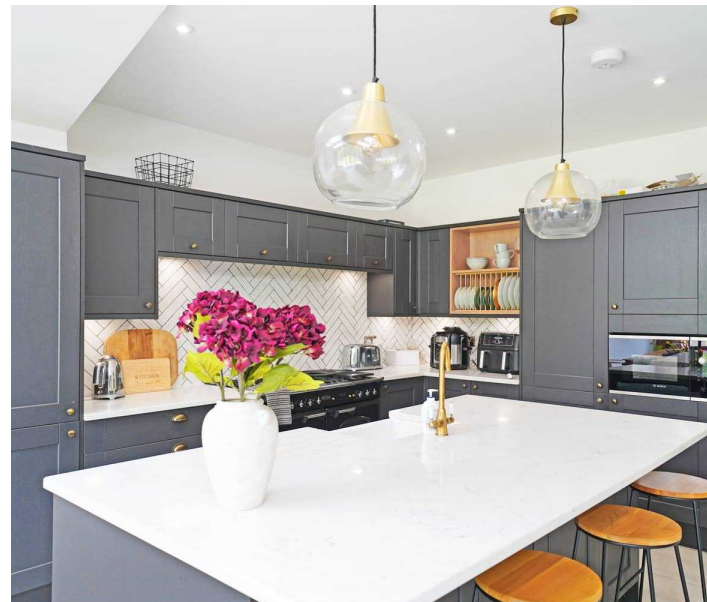
In conclusion, this four-bedroom detached house stands as a testament to contemporary luxury and comfort. Meticulously designed and thoughtfully renovated, it offers a modern living space that effortlessly caters to the needs of modern-day living. From the chic interiors to the convenient location, every aspect of this property has been carefully crafted to provide an exceptional living experience for the discerning homeowner. Don't miss this opportunity to make this stunning house your new home.

#### 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: F

Tenure: Freehold





- Immaculate Four Bedroom Detached
- Entirely Renovated Throughout
- Large Tarmac Drive
- Central Location
- Walking Distance To Solihull & Shirley
- Large Kitchen/Living/Dining Area
- Underfloor Heating
- Four Large Bedrooms

#### **RECEPTION HALL**

#### **WC**

#### **CLOAKS CUPBOARD**

#### **FRONT RECEPTION ROOM**

14' 0" x 11' 7" (4.27m x 3.53m)

#### **KITCHEN/LIVING/DINING AREA**

26' 6" x 20' 3" (8.08m x 6.17m)

#### **UTILITY ROOM**

11' 5" x 7' 8" (3.48m x 2.34m)



## FIRST FLOOR

### BEDROOM ONE

14' 0" x 11' 7" (4.27m x 3.53m)

### BEDROOM TWO

13' 5" x 9' 11" (4.09m x 3.02m)

### BEDROOM THREE

10' 10" x 9' 0" (3.30m x 2.74m)

### BEDROOM FOUR

10' 11" x 9' 10" (3.33m x 3.00m)

### BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

### SEPARATE WC

### TOTAL SQUARE FOOTAGE

156.1 sq.m (1680 sq.ft) approx.

### OUTSIDE THE PROPERTY

### GARAGE

14' 4" x 7' 5" (4.37m x 2.26m)

### GARDEN

### DRIVEWAY FOR MULTIPLE VEHICLES

**ITEMS INCLUDED IN THE SALE**

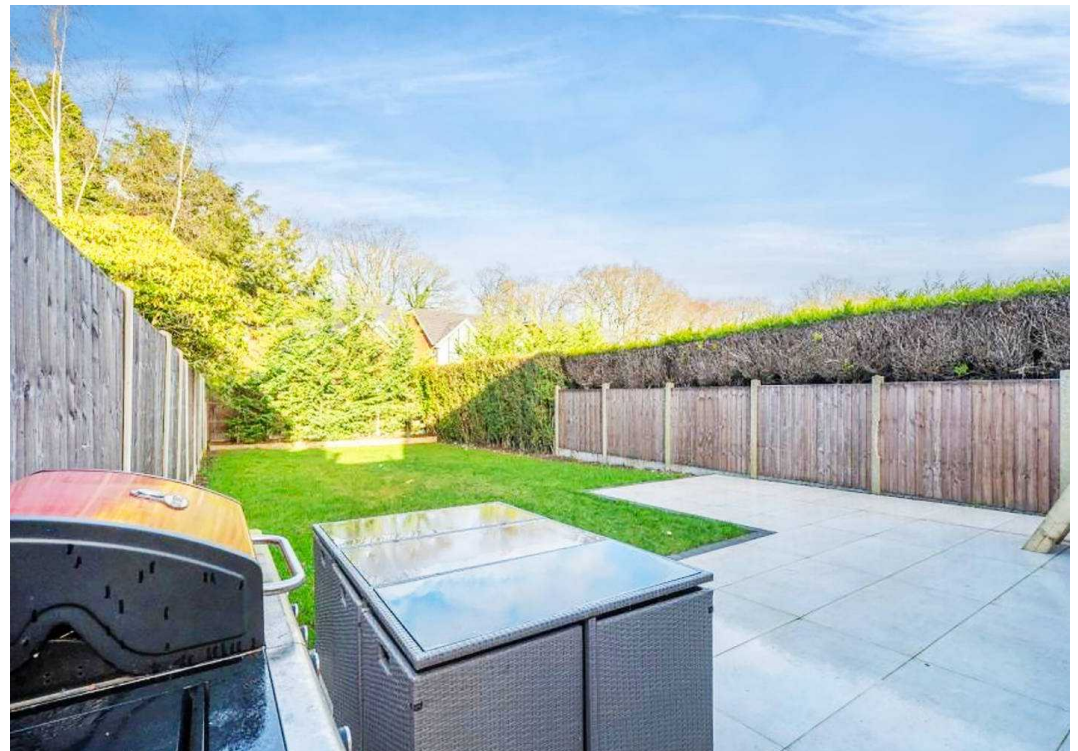
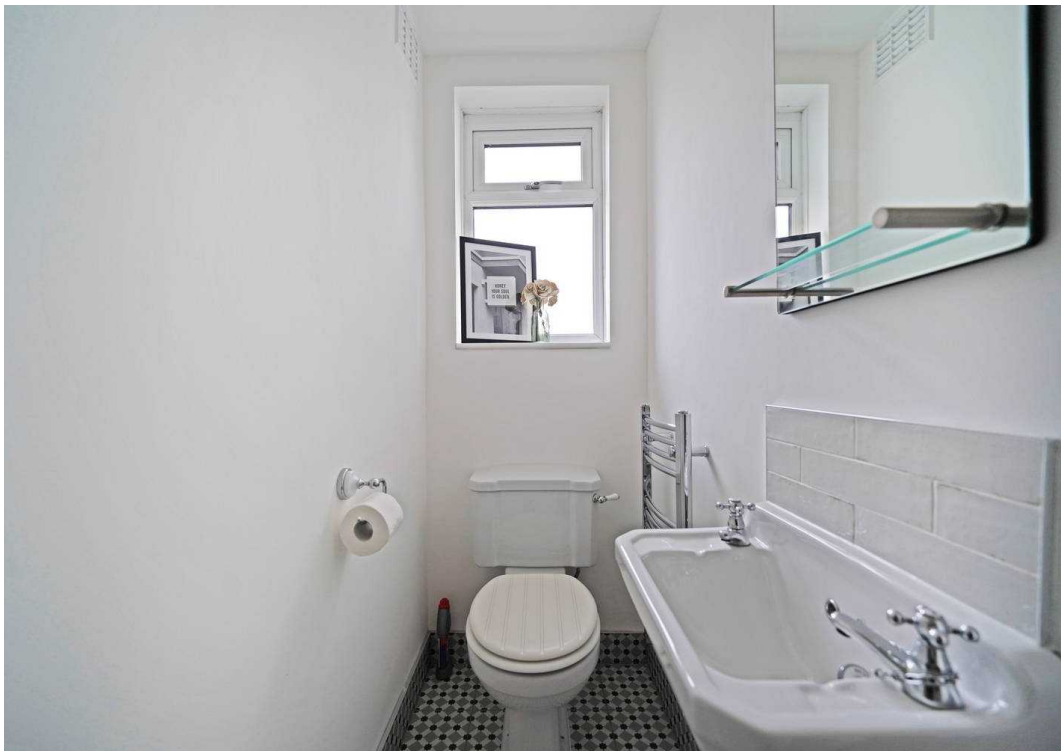
Range Master free standing cooker, extractor, Bosch microwave, Lamona fridge, Lamona freezer, Lamona dishwasher, Bosch washing machine, Hotpoint tumble dryer, all carpets, curtains, blinds and light fittings, underfloor heating and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

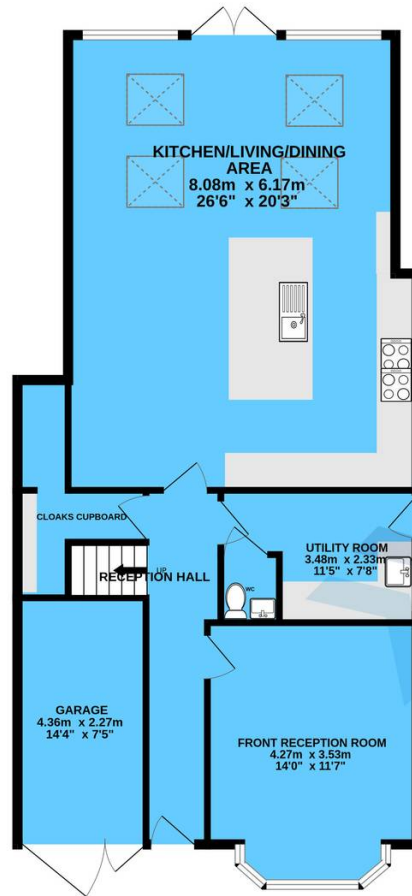
Services - mains gas, electricity and sewers.  
Broadband - Virgin - fibre optic. Loft space - insulated.

**MONEY LAUNDERING REGULATIONS**

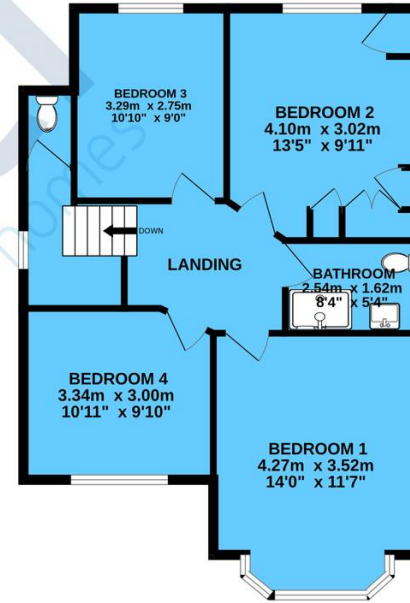
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
94.3 sq.m. (1015 sq.ft.) approx.



1ST FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 156.1 sq.m. (1680 sq.ft.) approx.

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.  
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