



## Blossomfield Road, Solihull

Guide Price £335,000







## PROPERTY OVERVIEW

Presenting this immaculately presented two bedroom ground floor apartment in the heart of Solihull, this property offers a prime opportunity for first-time buyers, investors, or downsizers looking for a conveniently located residence with no upward chain. Situated within walking distance of a plethora of local amenities and the railway station, this property boasts a private entrance with a welcoming hallway, leading into a spacious living room, a fitted kitchen/dining room perfect for entertaining guests, a principal bedroom with ensuite facilities, a second bedroom, and a family shower room.

With the added bonus of excellent communal gardens, off-road parking, and a single garage in a detached block, this property caters to a variety of lifestyles. Providing a perfect blend of comfort and convenience, don't miss this chance to secure a modern and well-maintained apartment in a highly sought-after location. Book your viewing today to appreciate all that this property has to offer.



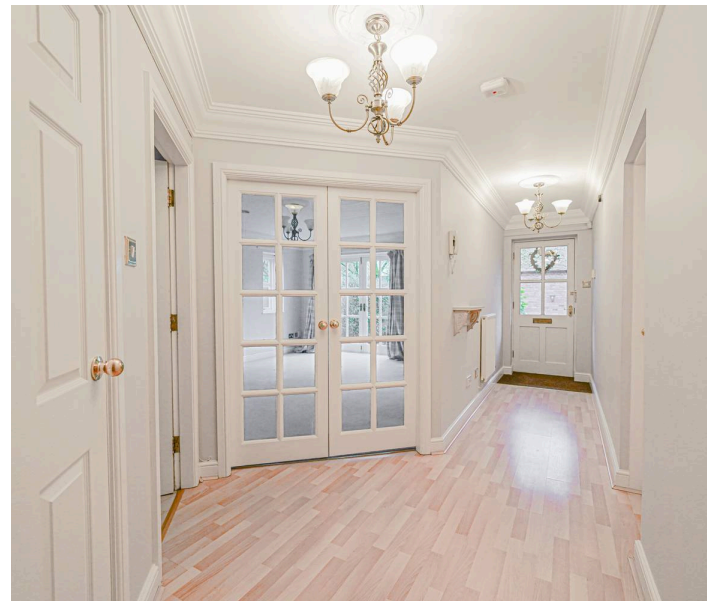


#### PROPERTY LOCATION

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: D

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Walking Distance To Local Amenities & Train Station
- Off Road Parking & Single Garage
- Secure Gated Development
- Own Private Entrance
- Excellent Communal Gardens





#### **HALLWAY**

#### **LIVING ROOM**

17' 6" x 13' 8" (5.33m x 4.17m)

#### **KITCHEN / DINING ROOM**

10' 9" x 10' 3" (3.28m x 3.12m)

#### **PRINCIPAL BEDROOM**

14' 6" x 9' 7" (4.42m x 2.92m)

#### **ENSUITE**

#### **BEDROOM TWO**

9' 7" x 6' 10" (2.92m x 2.08m)

#### **FAMILY SHOWER ROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 74 sq.m. = 797 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **GARAGE**

Electricity available in the garage.

#### **ALLOCATED PARKING SPACE**







#### **ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor and fridge freezer and all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

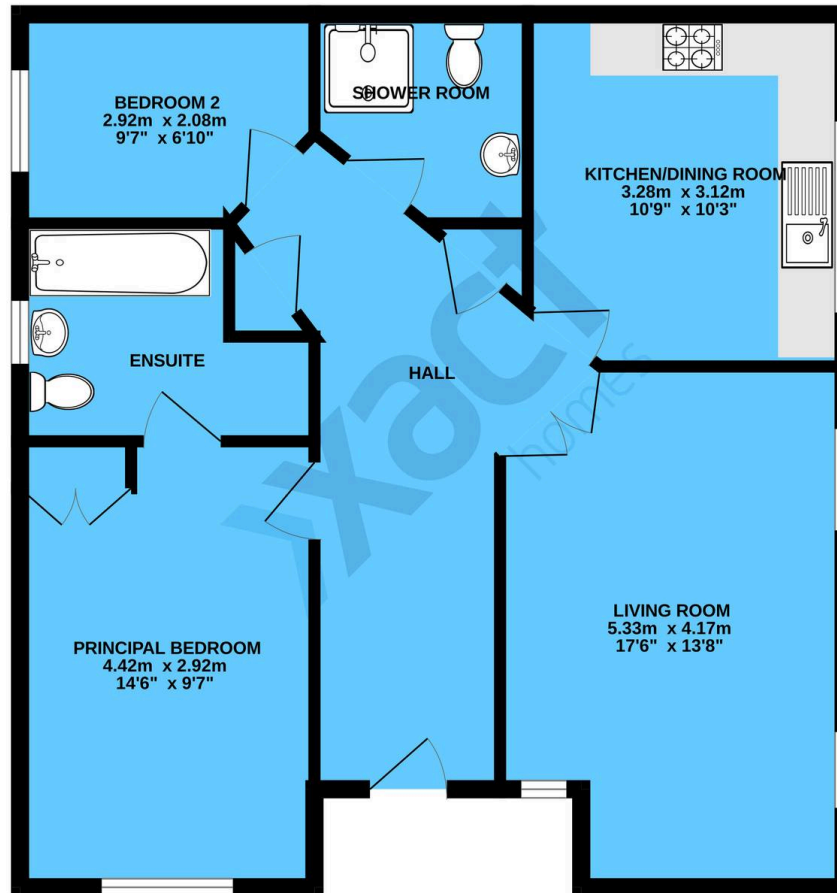
Services - Mains gas, electricity and water on a meter.  
Broadband - Virgin Media (full fibre). Service Charge - £2600 pa  
Ground Rent - £400 pa (as of 1st January 2025)

#### **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



TOTAL FLOOR AREA: 74.0 sq.m. (797 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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# Xact Homes

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