



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

ALLOCATED PARKING SPACE



**ITEMS INCLUDED IN THE SALE**

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

ADDITIONAL INFORMATION

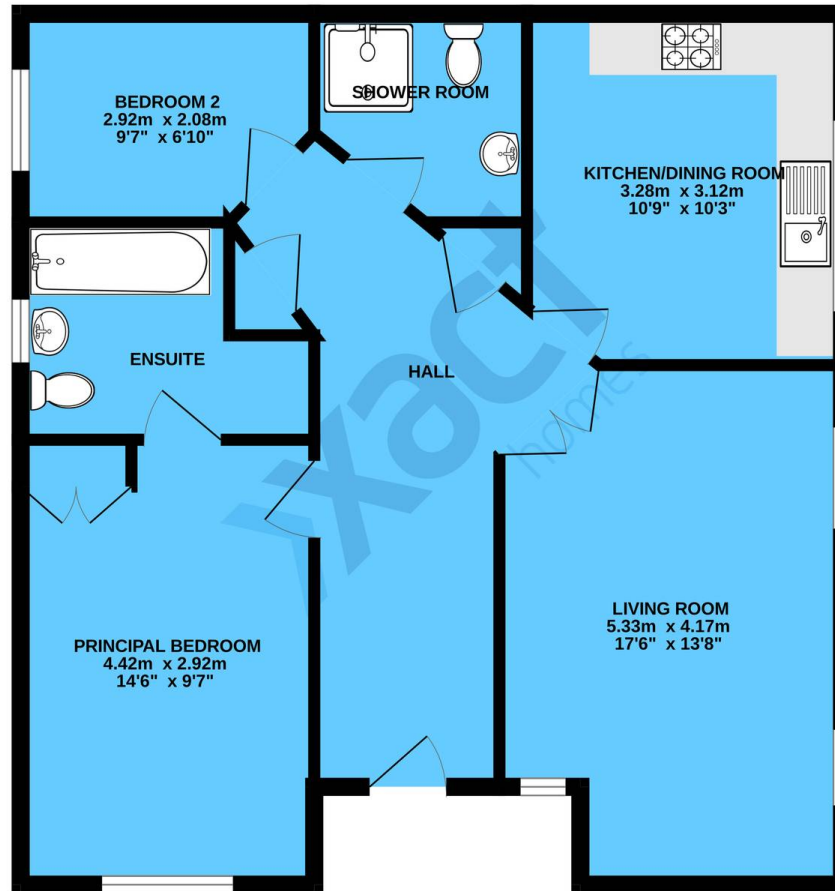
Services - Mains gas, electricity and water on a meter.
Service Charge - £2600.00 pa Ground Rent - £200.00 pa

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



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.
Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

