



Blossomfield Road, Solihull

Guide Price £450,000

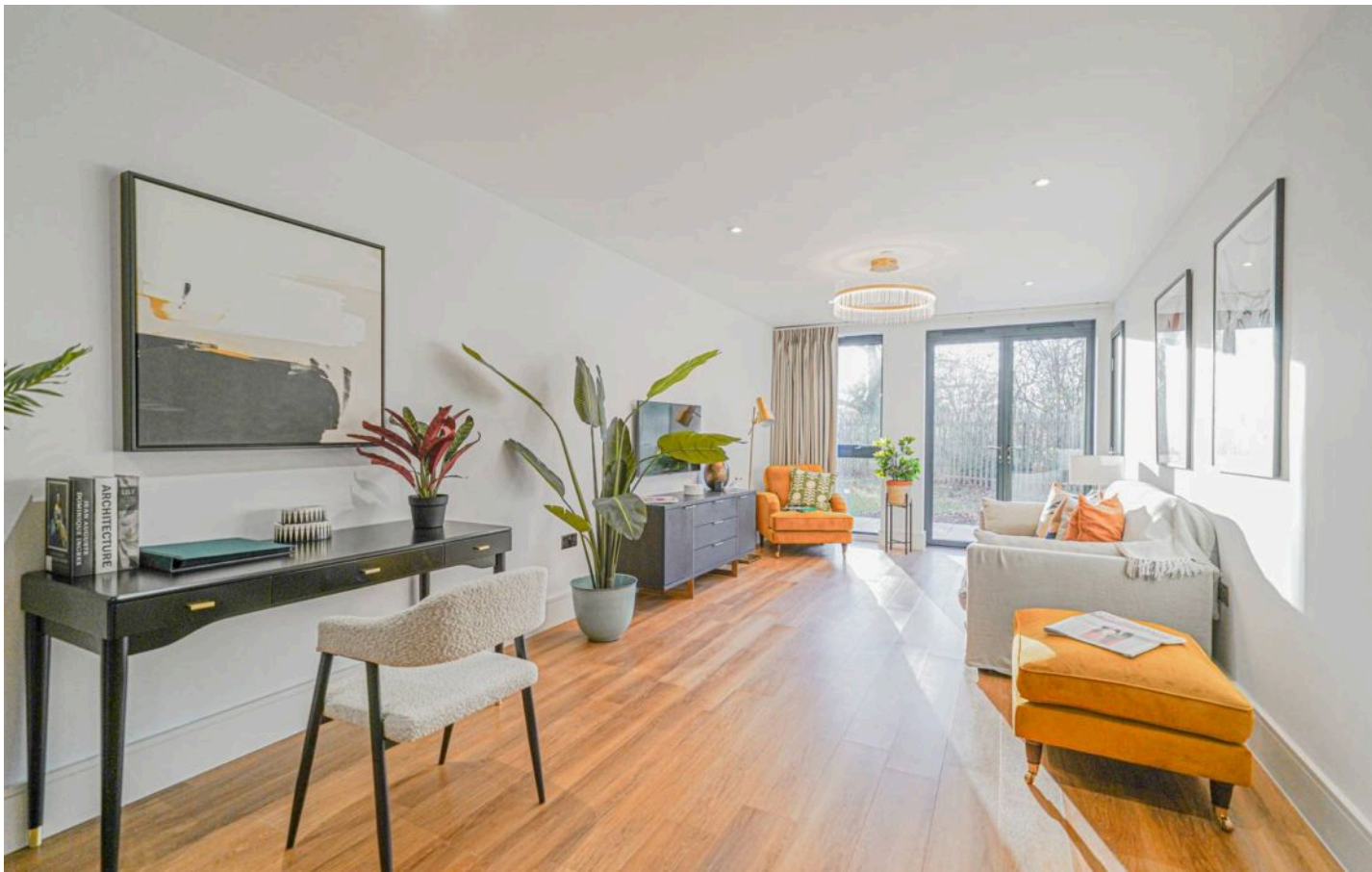




## PROPERTY OVERVIEW

Welcome to this exquisite two-bedroom, two-bathroom luxury ground floor apartment located within a private development offering the epitome of modern living. As you enter, you are greeted by an inviting entrance hallway providing ample storage space for your convenience. The heart of this home lies in its excellent open plan kitchen, living, and dining area, boasting a seamless flow and modern design that is perfect for both relaxing and entertaining. The kitchen features fully integrated appliances, ensuring a seamless cooking experience for the discerning chef. The property further comprises two generously proportioned double bedrooms, each offering a tranquil retreat from the outside world. The principal bedroom benefits from a luxurious en-suite shower room, providing a spa-like experience within the comfort of your own home. The second double bedroom is serviced by the main bathroom, offering both style and functionality for every-day living.





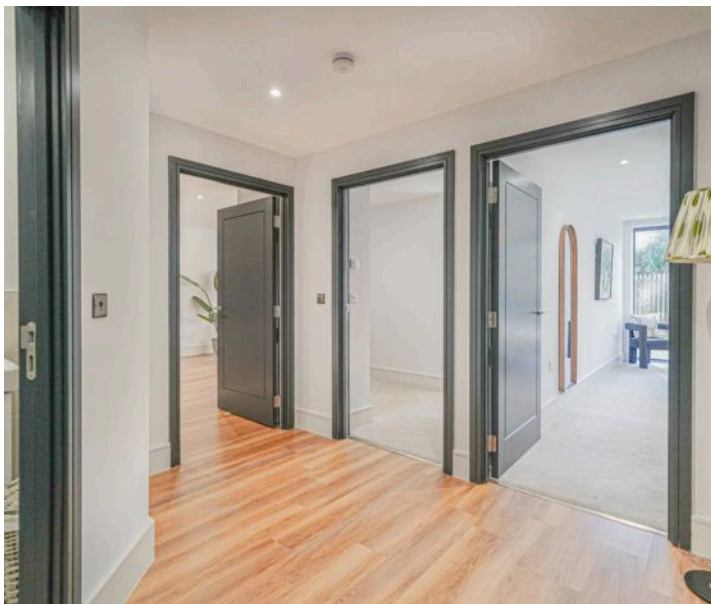
The development itself presents a wealth of amenities to cater to your every need, including expansive communal gardens for enjoying the outdoors, a gym for staying active, a cinema room for entertainment, a business centre for work needs, and much more, all designed to enhance your lifestyle and provide a sense of community within the tranquil surroundings. Conveniently located in the heart of Solihull, this property offers easy access to all the amenities you could desire. From shopping and dining options to excellent transport links, including the Solihull Station within walking distance, every convenience is just moments away, ensuring a lifestyle of comfort and ease. Don't miss the opportunity to make this luxurious ground floor apartment your own and experience the pinnacle of contemporary living in a prime location. Contact us today to arrange a viewing and take the first step toward owning your dream 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: Leasehold





- Two Bedroom Two Bathroom Luxury Ground Floor Apartment In A Private Development With Secure Underground Gated Parking
- All Accommodation Is Accessed Via Entrance Hallway With Ample Storage
- Excellent Open Plan Kitchen, Living/Dining Area With Fully Integrated Appliances
- Two Generous Double Bedrooms The Principal Of Which Benefits From A Luxury En-Suite Shower And The Other Double Bedroom Is Serviced By The Main Bathroom
- Expansive Communal Gardens And A Plethora Of Amenities Such As A Gym, Cinema Room, Business Centre And Much More
- Located In The Centre Of Solihull, Walking Distance To Solihull Station And All Other Amenities

#### **ENTRANCE HALLWAY**

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

#### **PRINCIPAL BEDROOM**

#### **ENSUITE**

#### **BEDROOM TWO**

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

93 sq.m (1001 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SECURE UNDERGROUND PARKING**

#### **COMMUNAL GARDENS**

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

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens fridge/freezer, Siemens dishwasher, Siemens washer/dryer, underfloor heating and electric garage door.



#### **ADDITIONAL INFORMATION**

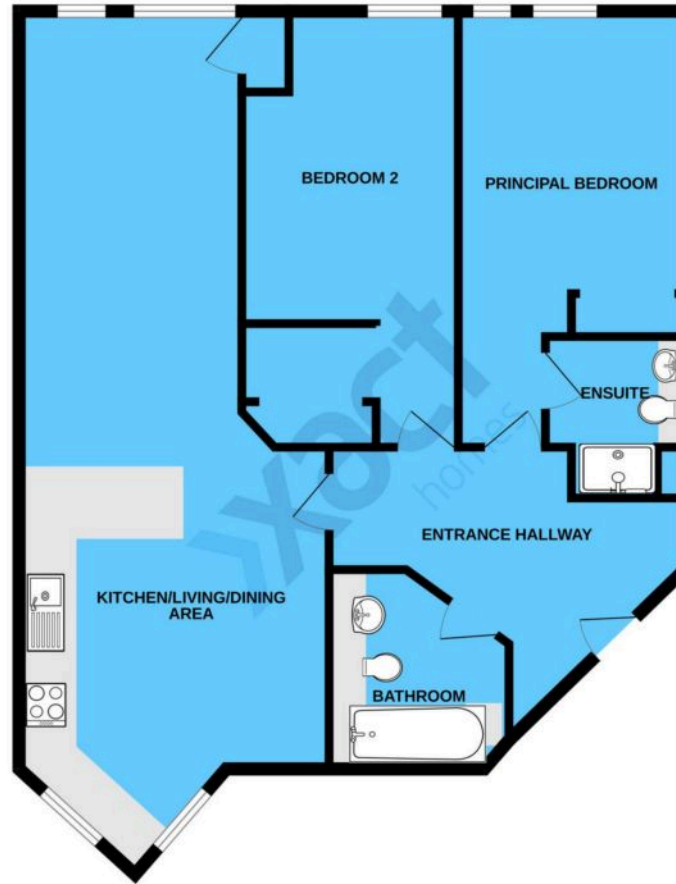
Services - mains electric and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £2,700 pa. Ground rent - Nil.

#### **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 : 93.0 sq.m. (1001 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 New Homes**

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