



Blossomfield Road, Solihull

Guide Price £475,000



PROPERTY OVERVIEW

A stunning opportunity to acquire a large one bedroom new build apartment tailored for the over 55s, located in the heart of Solihull.

Upon entry through the inviting entrance hallway, you are greeted with ample storage space leading to an excellent open-plan kitchen/living and dining area boasting fully integrated appliances.

The generous bedroom accommodates modern living with a large shower room featuring a walk-in shower, ensuring comfort and convenience. This property shines with its expansive communal gardens, offering a serene escape within the dynamic urban landscape and allocated parking.

Residents will enjoy a host of amenities including a state-of-the-art gym, relaxing cinema room, sophisticated business centre, and much more at their fingertips. Boasting a prime location, this apartment is within walking distance to Solihull Station, providing easy access to transportation and a variety of other essential amenities.





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: E

Tenure: Leasehold

- Large One Bedroom New Build Apartment For The Over 55s
- All Accommodation Is Accessed Via Entrance Hallway With Ample Storage
- Excellent Open Plan Kitchen/Living & Dining Area With Fully Integrated Appliances
- A Generous Sized Bedroom Serviced By A Large Modern Shower Room With Walk-In-Shower
- 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

WC

7' 7" x 5' 3" (2.31m x 1.60m)

KITCHEN/LIVING & DINING AREA

26' 1" x 19' 9" (7.95m x 6.02m)

UTILITY ROOM

8' 6" x 7' 10" (2.59m x 2.39m)

BEDROOM

13' 11" x 12' 11" (4.24m x 3.94m)

SHOWER ROOM

9' 0" x 8' 6" (2.74m x 2.59m)

TOTAL SQUARE FOOTAGE

96.7 sq.m (1041 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ALLOCATED PARKING

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet).

Service charge - £3,120 pa. Ground rent - Nil.

INFORMATION FOR POTENTIAL BUYERS

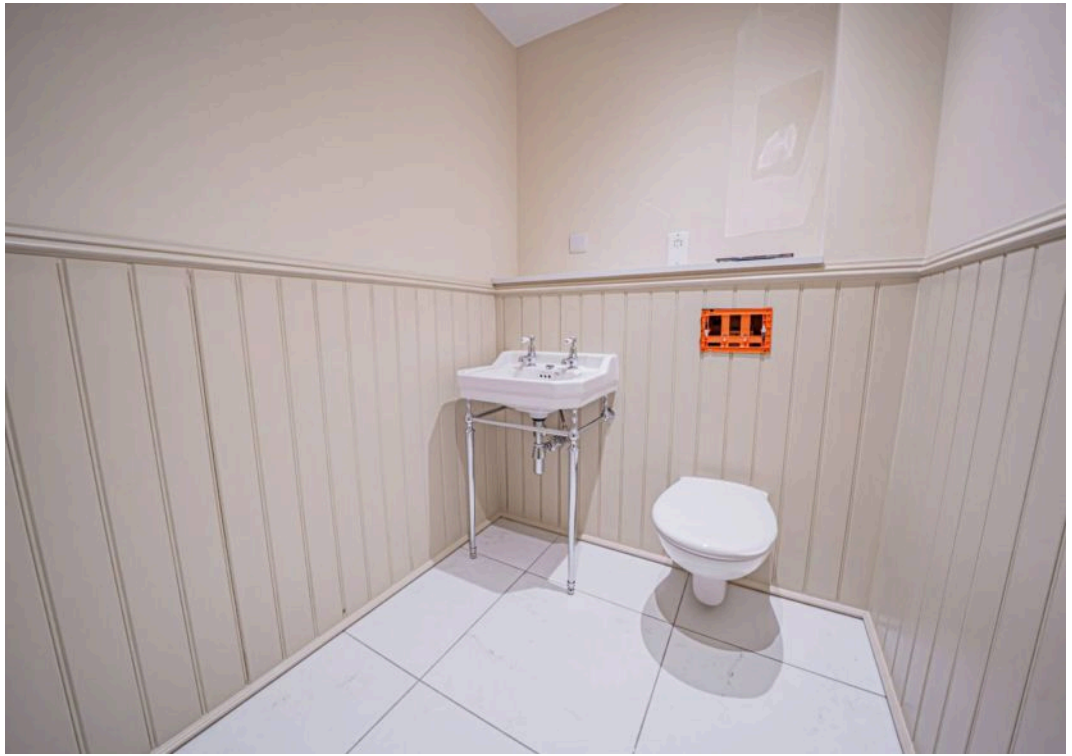
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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: 96.7 sq.m. (1041 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 misstatement. 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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