



Blossomfield Road, Solihull

Guide Price £725,000



PROPERTY OVERVIEW

Executive Three Bedroom Duplex Apartment, elegantly positioned at the heart of Solihull, offers an impeccable combination of modern comfort and convenience. Access to all accommodations is granted through a welcoming entrance hallway, boasting ample storage solutions for every-day essentials. The property features a splendid open-plan kitchen/living and dining area conspired with a high-specification kitchen, ideal for the culinary enthusiast. To ensure supreme comfort, three spacious bedrooms await, the principal suite and second bedroom include luxurious en-suites, while a third bedroom is effortlessly serviced by the main bathroom. For added leisure, the residence comes complete with expansive communal gardens for peaceful retreats and an array of premium amenities like a gym, cinema room, and business centre, promising a lifestyle of sheer indulgence. Nestled in the bustling core of Solihull, the apartment stands within walking distance of Solihull Station and all other essential amenities, making it a residence of unmatched practicality and sophistication.





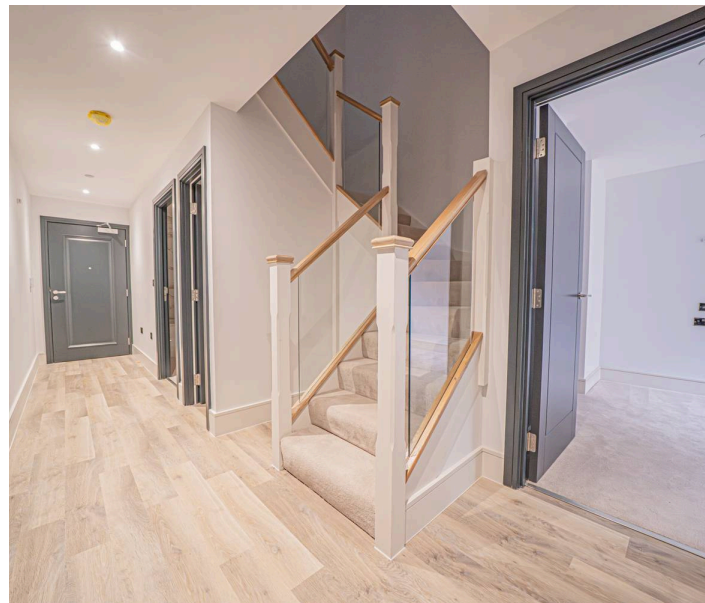
PROPERTY LOCATION

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: G

Tenure: Leasehold

- Executive Three Bedroom Duplex Apartment Set Within The Heart Of Solihull
- All Accommodation Is Accessed Via Entrance Hallway With Ample Storage
- Excellent Open Plan Kitchen/Living & Dining Area With High Specification Kitchen
- Three Generous Double Bedrooms, Two Luxury En-Suites & 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

40' 6" x 16' 5" (12.34m x 5.00m)

UTILITY

BEDROOM TWO

26' 8" x 9' 7" (8.13m x 2.92m)

ENSUITE

11' 8" x 5' 11" (3.56m x 1.80m)

BEDROOM THREE

18' 3" x 10' 2" (5.56m x 3.10m)

BATHROOM

9' 9" x 6' 4" (2.97m x 1.93m)

FIRST FLOOR

UPPER LIVING ROOM

18' 4" x 16' 4" (5.59m x 4.98m)

PRINCIPAL BEDROOM

12' 7" x 9' 9" (3.84m x 2.97m)

ENSUITE

8' 2" x 6' 0" (2.49m x 1.83m)

TOTAL SQUARE FOOTAGE

180.0 sq.m (1938 sq.ft) approx.



OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer and dishwasher.

ADDITIONAL INFORMATION

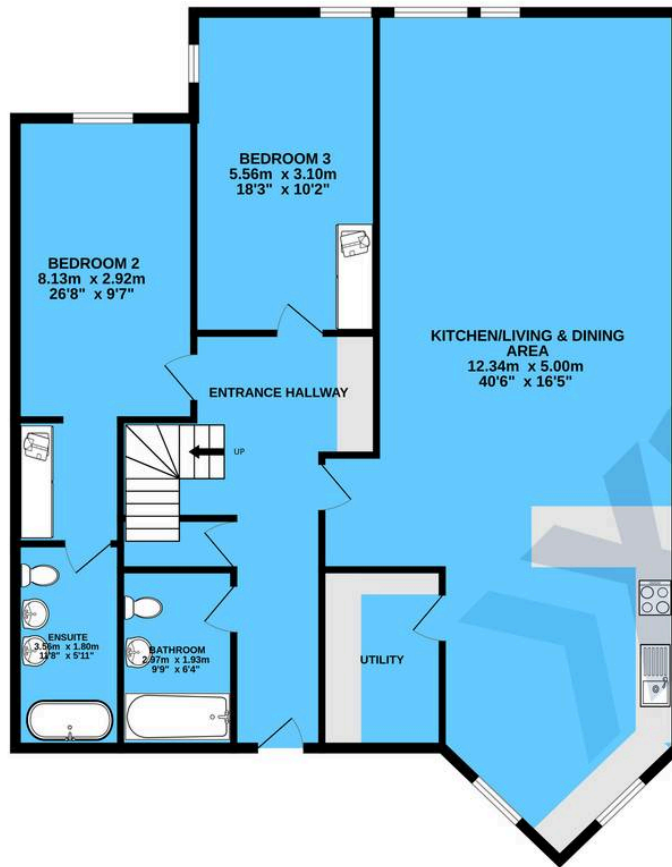
Services – mains electric and sewers. Broadband – FTTP (fibre to the premises). Service charge – £3,780 pa. Ground rent – nil.

INFORMATION FOR POTENTIAL BUYERS

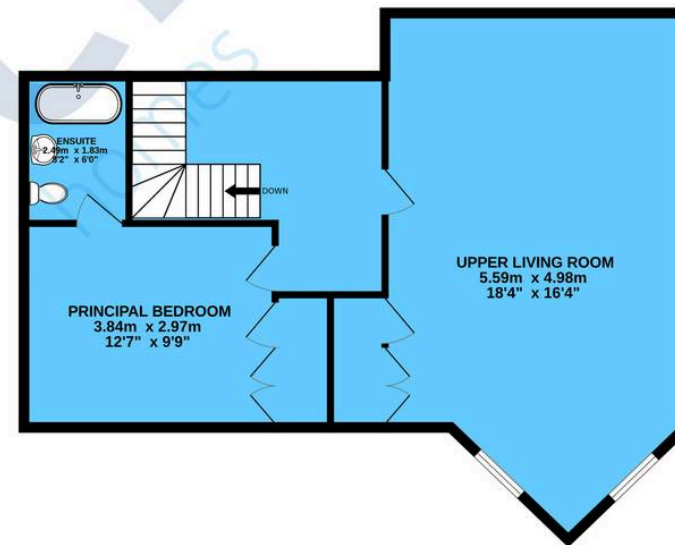
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



2ND FLOOR



3RD FLOOR



TOTAL FLOOR AREA : 180.0 sq.m. (1938 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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