



£675,000 Offers In Excess Of

Blossomfield Road, Solihull, B91 1TF

Detached House | 4 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- A Stunning Four Bedroom Detached Residence
- Extended Property
- Modern Style Throughout
- Underfloor Heating
- Off Road Parking
- Rear Garden
- Sought After Location
- Gas Central Heating
- Double Glazing
- Viewings Highly Recommended

Property Description

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Main Particulars

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An impeccable example of a superbly extended family home with ample off road parking, an awe-inspiring open plan kitchen/living area to the rear and generously sized rear garden and integral garage.

FLOOR PLAN AND MEASUREMENTS - All room measurements are found on the floor plan. Please note these are approximate and quoted for general guidance only.

BLOSSOMFIELD ROAD is ideally positioned between the thriving Solihull Town Centre and Shirley. Offering a host of facilities at your door step such as Solihull train station, Tudor Grange leisure centre and Tudor Grange Park. Solihull town centre is within easy walking distance and has excellent shopping facilities, cinema and restaurants. There is outstanding schooling to suit all age groups including public and private schools for both boys and girls.

TRANSPORT LINKS are excellent. The train stations runs regular commuter trains from Solihull Station to Birmingham (8 miles) and link to London Marylebone. In addition the NEC, Birmingham International Airport and Railway Station are all within an approximate 10-15 minute drive. The M42, J5, provides fast links to the M1, M5, M6 and M40 motorways.

APPROACH - The property is set behind a large tarmac driveway with a block paved border and area for shrubs and plants. A useful side gate provides direct access to the rear of the property.

GROUND FLOOR ACCOMMODATION

The ground floor has been sympathetically modernised to retain a traditional feel. The half panelled walls, Victorian style radiators and decorative floor tiling in the entrance hall certainly sets the mood. The front reception room on the right has been laid with LVT luxury vinyl, high level dado rail and wooden 'made-to measure' blinds fitted to the window. The next door along leads you to a downstairs WC and utility room with an array of wall and floor mounted storage units Belfast sink, plumbing for a dish washer and washing machine and a door leading out to the side passage way. To the left of the hallway is a very useful under-stairs storage area that leads to a hidden room ideal for storing coats and outdoor wear.

The stunning kitchen/living room at the rear has been recently extended and renovated to an exceptional high spec with marble worktops and breakfast bar, underfloor heating, range cooker and a full suite of integrated appliances such as a dish washer, fridge freezer, microwave and temperature controlled drinks cabinet. We were particular impressed by the hidden 'pull out' larder. There is space beyond the kitchen which is divided into a family area with mount TV points and a separate dining area. The ceiling has four velux roof lights which allow for light to flood in. The 'floor to ceiling' windows to the rear allows lots of natural sunlight and there are also double patio doors leading into the rear garden.

FIRST FLOOR ACCOMMODATION

Half way up the stairs you will see a beautifully decorated led window and a quirky WC. The central landing leads to four spacious double bedrooms located in each corner of the house. The main bedroom has wooden 'made to-measure' blinds on the front bay window. Bedroom 2 has fully compliant integrated wardrobes. The family shower room has a walk-in shower and part tiles walls, WC, sink with vanity unit and a window to the side elevation.

REAR GARDEN

A full width patio area leading to a lawn area surrounded by wooden fence panels and hedges. The garden is well appointed and spacious.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

If you are purchasing for investment purposes we feel you would achieve £2950 per calendar month

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.

Tenure: Freehold



Telephone: 0121 249 6207

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