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SALES & LETTINGS

**286A BLOSSOMFIELD ROAD
SOLIHULL
B91 1TH**

Charming three bedroom detached property offering spacious accommodation and being within an excellent school catchment area. With modernisation potential and no upward chain this truly is a must see opportunity. Must be seen to appreciate the spaciousness inside.

Step into this welcoming three bedroom detached home situated in a family centric Solihull location. The spacious lounge/diner provides plenty of natural light, setting the tone for cosy gatherings. A convenient study offers a quiet space for work or reflection. The well appointed kitchen, together with a guest cloakroom, completes the ground floor. The attached garage, having access from the hallway can accommodate a washing machine and tumble dryer. The under-stairs storage cupboard adds practicality.







The upstairs reveals two generously sized double bedrooms, the principle having fitted wardrobes. An additional ample single bedroom accommodates versatile needs. The family shower room serves all bedrooms and boasts substantial storage. This upper level presents a comfortable retreat for the entire family.





The property is fronted by an expansive block-paved driveway, promising ample parking. The rear garden, adorned with established greenery, offers a tranquil outdoor escape, perfect for relaxation and play. The attached garage provides practicality and additional storage space.



FEATURES

- Detached Property
- Three Comfortable Bedrooms
- Open Plan Lounge/Diner
- Private Study Space
- Ample Driveway Parking
- No Upward Chain
- Accessible to Amenities
- Nearby Renowned Schools
- Tranquil Rear Garden
- Commuting Links - Rail/ Motorway

SIZE

Total - 1358 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council E

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

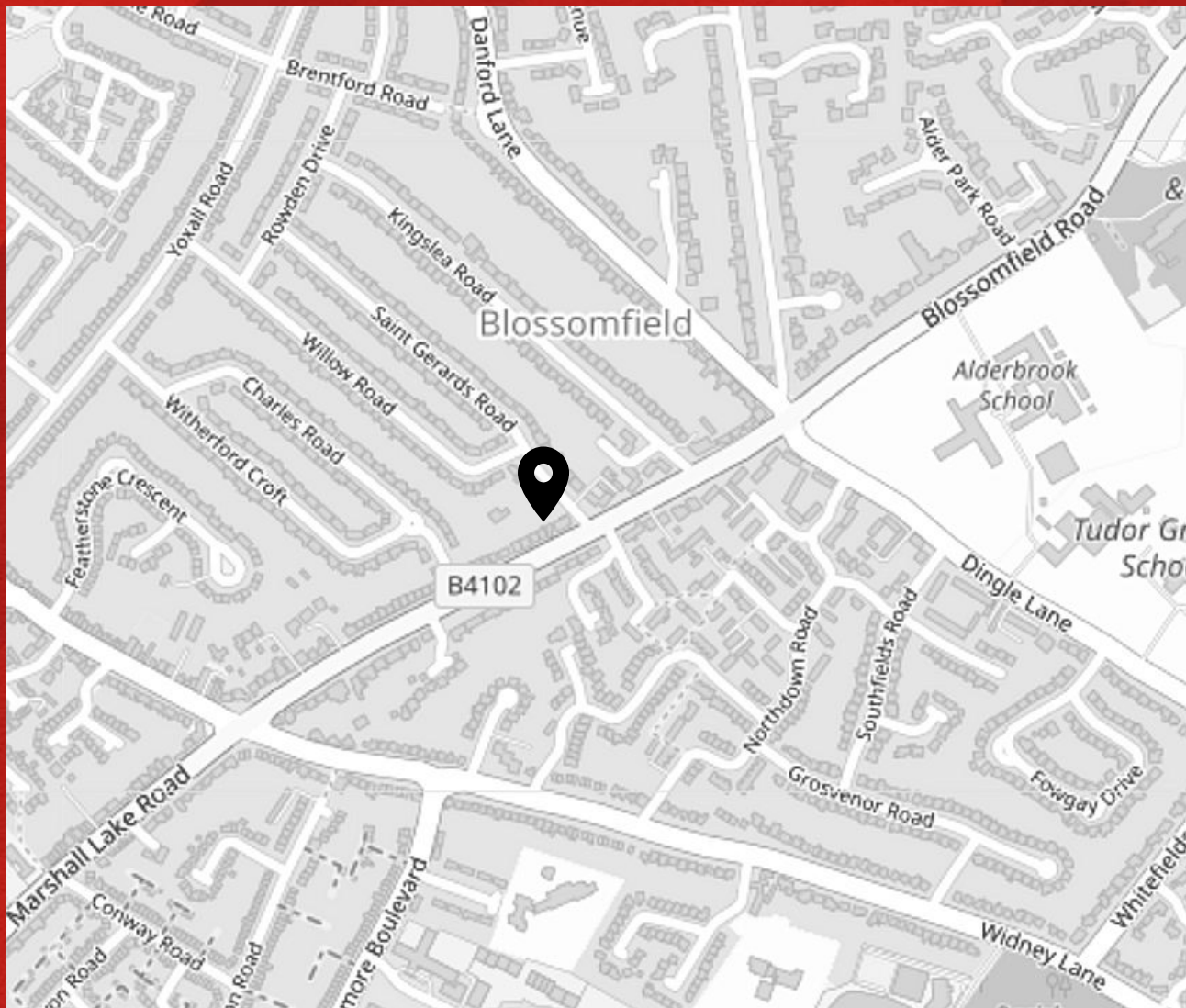
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101


@ sales@dmandcohomes.co.uk

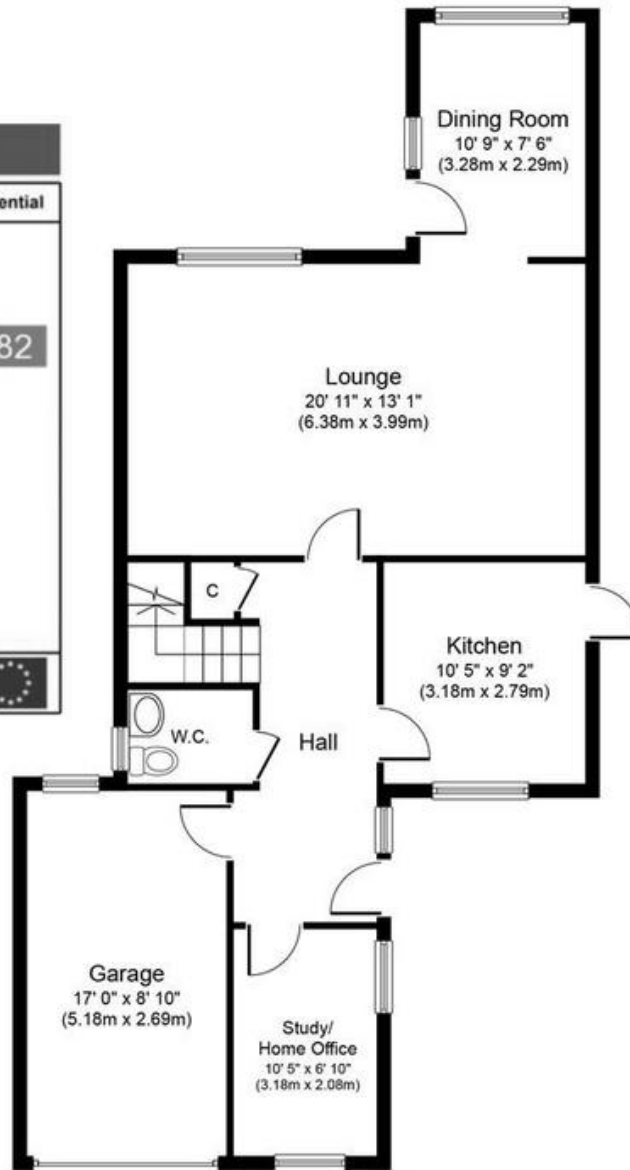
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



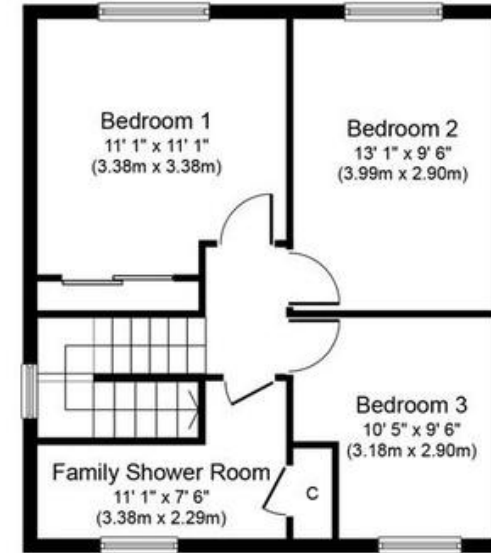
LOCATION

Nestled within walking distance of Solihull Town Centre and Sears Retail Park, this property epitomises convenience. Surrounded by excellent schools and local amenities, it presents an ideal setting for families. The nearby vibrant neighbourhood sets the stage for a truly balanced lifestyle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approximate Floor Area
857 sq. ft.
(79.6 sq. m.)



First Floor
Approximate Floor Area
501 sq. ft.
(46.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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