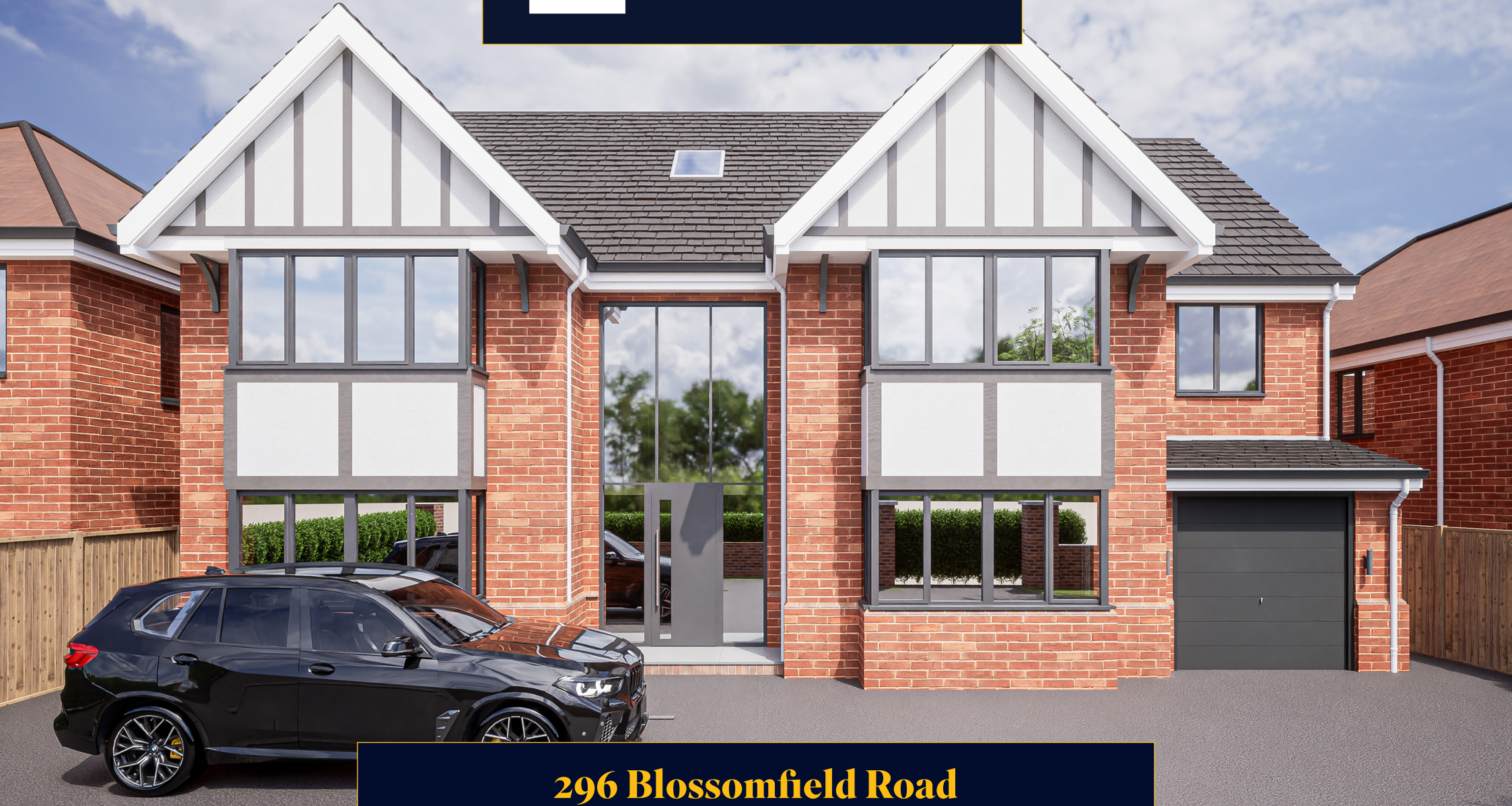




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PORTFOLIO COLLECTION



296 Blossomfield Road
Solihull

“A contemporary 5 bedroomed detached family home situated in the sought after area of Solihull”



Introducing a stunning 5 bed roomed luxury detached property, newly built to the highest standards and located on a highly desirable road in Solihull. . Meticulously designed for modern comfort and style, this home offers the perfect blend of elegance and comfort, making it an ideal choice for discerning families . Situated close to excellent transport links, shopping, restaurants and within catchment of highly regarded schools, convenience meets sophistication in this modern contemporary residence.

Offering generous accommodation spread across three floors, this property offers ample living space, including lounge, study, cinema room and open plan kitchen leading to a dining room, perfect for both everyday living and entertaining guests.

GROUND FLOOR Entering into the impressive hallway with centrally located stairs, you cannot help but be “wowed” by the first impressions of this beautifully designed and finished property. From the hall is access to the lounge, study and cloakroom. Double doors lead into the spacious open plan kitchen and utility with an adjacent dining room completing the ground floor accommodation.

FIRST FLOOR The bedrooms and facilities on offer on the first floor will easily accommodate the most particular of families. Two of the four bedrooms on this floor have the benefit of both an en-suite and a dressing area with another double bedroom also offering an en- suite, leaving the fourth bedroom to make the most of the family bathroom

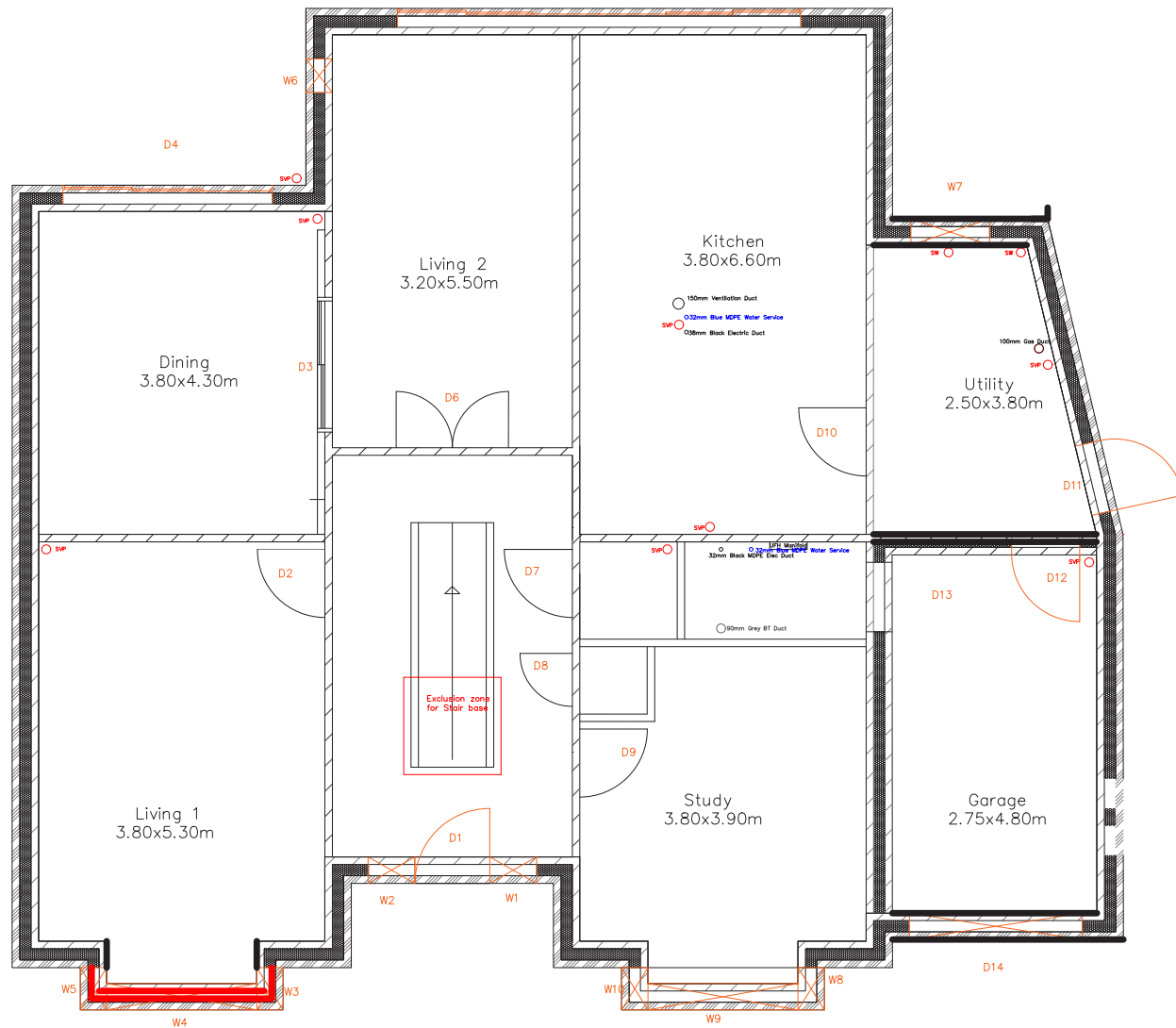
TOP FLOOR Situated at the top of the house, is bedroom 5, also benefitting from an en-suite and dressing area. Across the hallway you will find the cinema room, perfect for those cosy family movie nights.

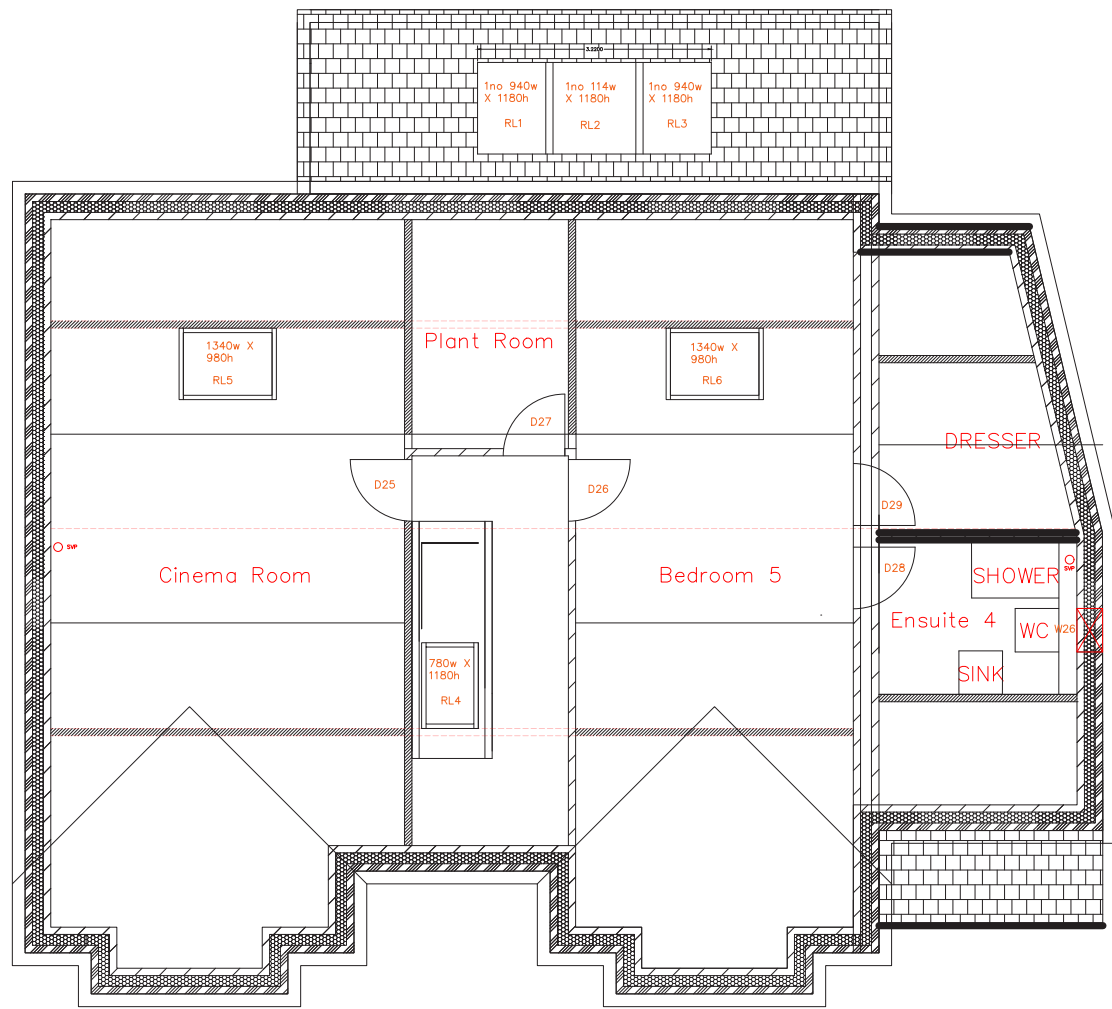
Property Features

- * Five Bedrooms
- * Four En Suite Bathrooms
- * Three Dressing Rooms
- * Three Floors
- * Cinema Room
- * Study
- * Brand New Property
- * Contemporary Interior
- * Excellent Transport Links
- * Close to Solihull Town Centre



CGI for illustration purposes only







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Location

Blossomfield Road in Solihull is a prominent and well-regarded residential street that offers a blend of suburban tranquility and easy access to urban conveniences.

The road is within walking distance of key local amenities, including Solihull College & University Centre, Tudor Grange Park, and Solihull Train Station, which provides excellent transport links to Birmingham and beyond. A short distance to Touchwood Shopping Centre and a variety of restaurants, shops, and leisure facilities, making Blossomfield Road a desirable location in Solihull.

EPC RATING A

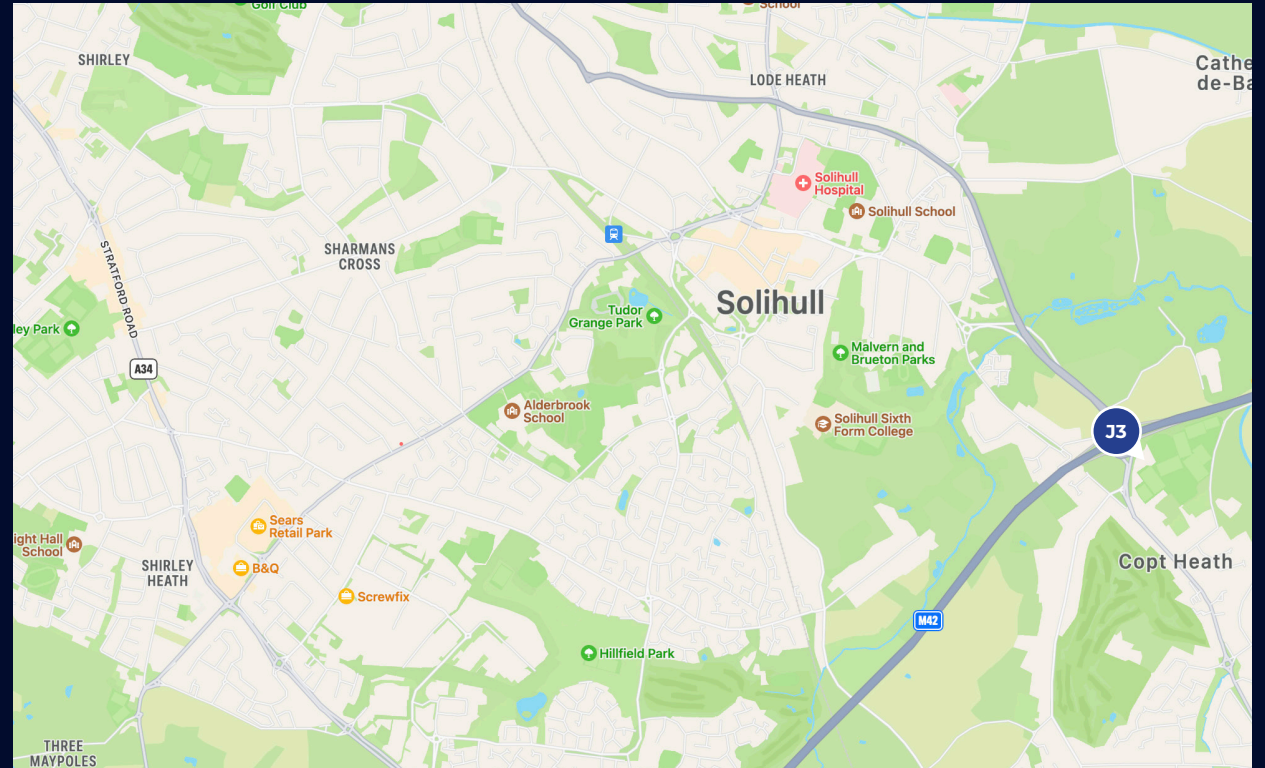
General Information

Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

PROPERTY MISDESCRIPTIONS ACT:

Smarthomes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.



Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

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