



**Blossomfield Road**  
Solihull

- A Beautifully Presented Period Semi-Detached Family Home
- Four Bedrooms
- Open Plan Family Dining Kitchen
- Conservatory

**Offers Over £572,500**

Current EPC Rating - 65 (D)  
Current Council Tax Band - F







## Property Description

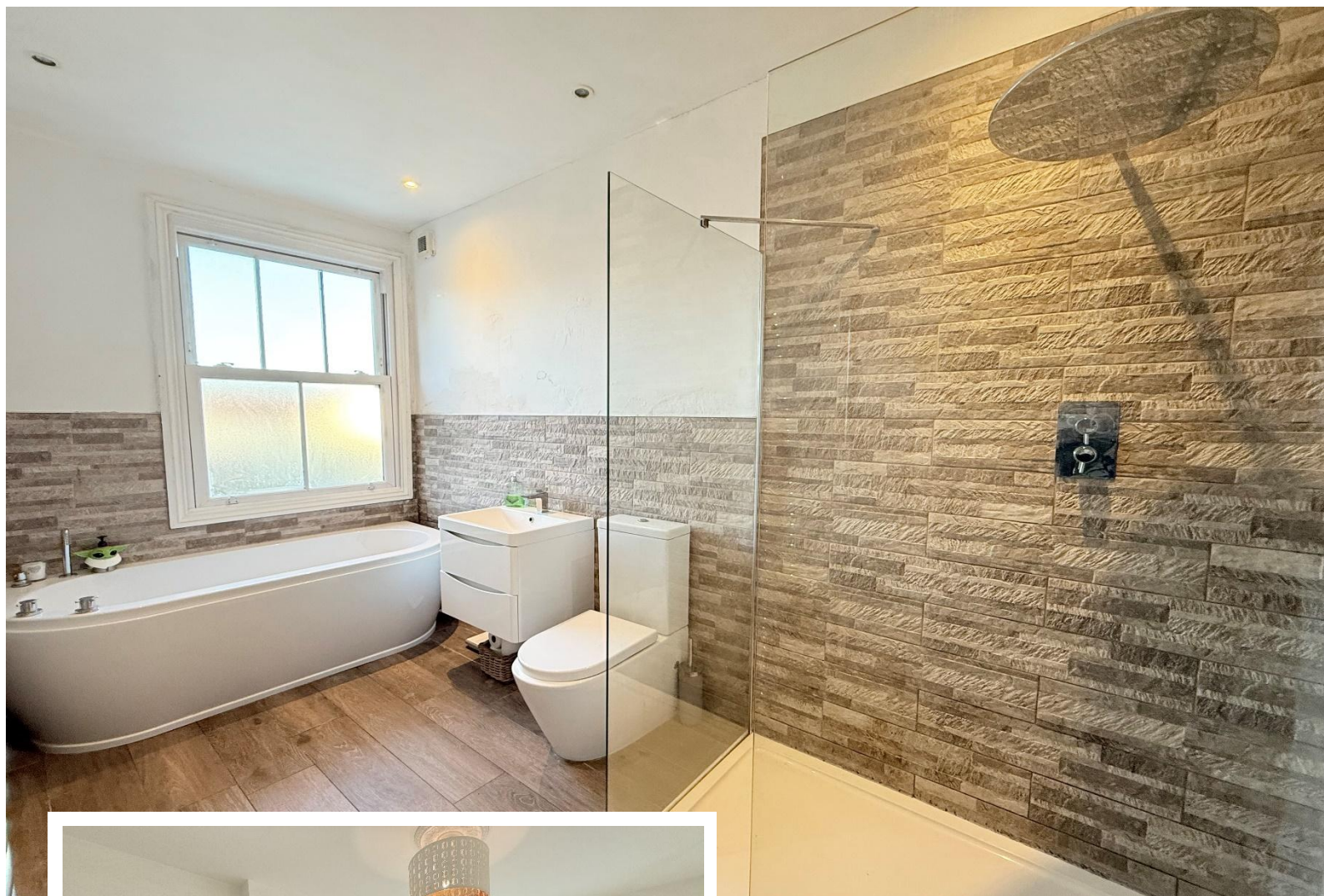
A beautifully presented and spacious period semi detached family home situated in a convenient location and offering four bedrooms, superb living room, open plan family dining kitchen, conservatory, guest WC, family shower room, garage, rear garden and off-road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F





## Rooms & Measurements

Welcoming Entrance Hall

Superb Living Room to Front –  
3.51m x 5.84m (11'6" x 19'2" (into bay)

Family Area - 3.48m x 3.89m (11'5" x 12'9")

Kitchen/Dining Room - 5.11m x 3.71m (16'9" x 12'2")

Conservatory - 2.92m x 2.51m (9'7" x 8'3")

Guest WC - 0.76m x 1.24m (2'6" x 4'1")

Bedroom One to Front - 3.51m x 4.5m (11'6" x 14'9")

Bedroom Two to Rear - 3.23m x 3.99m (10'7" x 13'1")

Bedroom Three to Rear - 3.25m x 3.58m (10'8" x 11'9" (into bay)

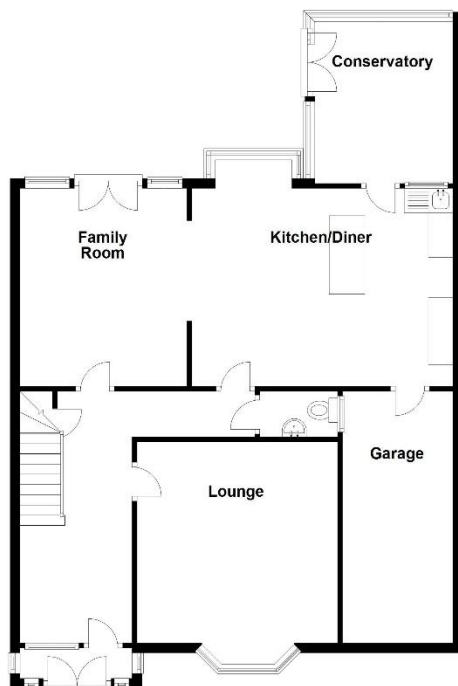
Bedroom Four to Front - 2.16m x 2.36m (7'1" x 7'9")

Re-Fitted Four Piece Family Shower Room to Rear –  
1.7m x 3.66m (5'7" x 12'0")

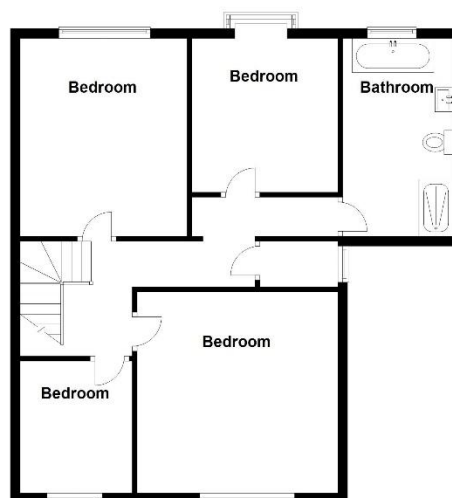




**Ground Floor**  
Approx. 95.2 sq. metres (1024.9 sq. feet)



**First Floor**  
Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 166.0 sq. metres (1787.2 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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.