



BLOSSOMFIELD ROAD, SOLIHULL, B91 1TA
ASKING PRICE OF £1,200,000



»X Sought After Location
 »X Victorian Detached
 »X Three Reception Rooms

»X Two Kitchens
 »X Six Bedrooms
 »X Three Bathrooms

»X Self-contained One Bed Annexe
 »X South Facing Garden
 »X Gas Central Heating

PROPERTY OVERVIEW

Situated in a most sought-after location, a rare opportunity to purchase this impressive six-bedroomed Victorian detached with its own self-contained one-bedroomed annex. This spacious Victorian detached offers versatile accommodation and must be viewed internally to be appreciated. The property benefits from gas central heating and double glazing and briefly comprises: Enclosed Porch, Impressive Entrance Hall with a Minton tiled floor, Cellar, Three Large Reception Rooms, Extended Breakfast/Kitchen, Guest Cloakroom/Utility Room, Six Bedrooms, Two Bathrooms, Dressing Room, En-Suite Bathroom and a Second Kitchen to the second floor, with an easily maintained mature rear garden. The Annex is situated to the side of the property having its own front door, Entrance Hall, Lounge/Kitchen, One Bedroom and Wet Room. To the front of the property there is ample car parking for up to six cars. We recommend early viewing on this delightful detached home, which is well located for all amenities and five minutes-walk from the school campus of Tudor Grange, Alderbrook and St Peters.

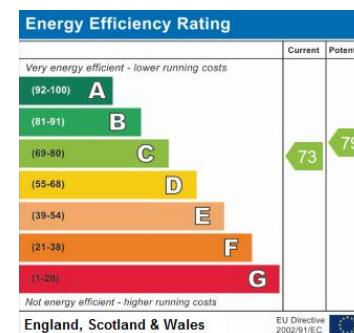
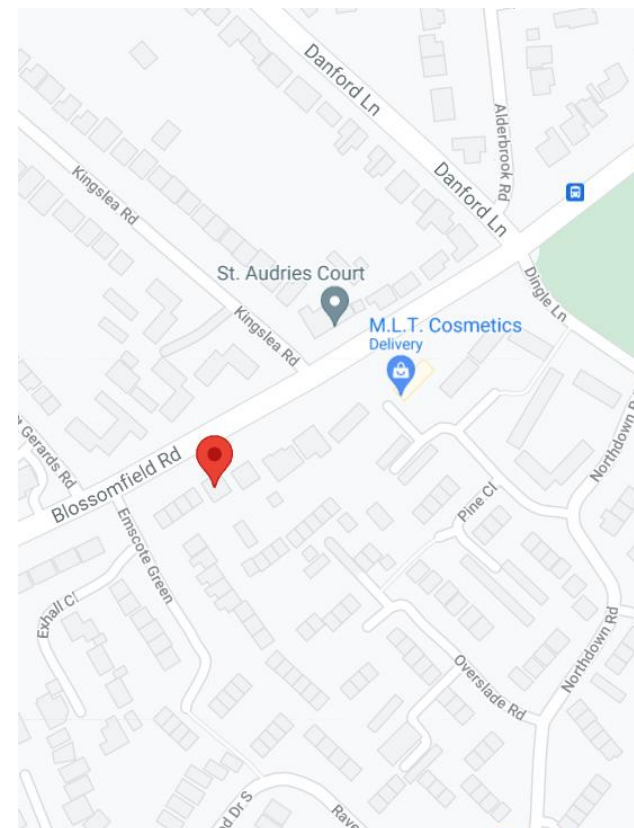
PROPERTY LOCATION

Solihull offers an excellent range of amenities which include 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Mains gas, electricity, water on meter, and main sewers
BROADBAND	Virgin – Fibre Optic
LOFT SPACE	House loft is boarded with access from attic bathroom (no ladder) Annex loft is boarded but no ladder. There is no plug.
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Range Master Cooker. Alica Extractor. Baumatic Fridge. AEG Freezer. Smeg Dishwasher. All carpets, curtains and blinds. Fitted wardrobes to bedroom 1/dressing room. All light fittings. Two garden sheds.



ENCLOSED PORCH

ENTRANCE HALLWAY

RECEPTION ROOM 1 (REAR)

19' 1" x 13' 8" (5.82m x 4.19m) max

RECEPTION ROOM 2 (FRONT)

14' 6" x 13' 8" (4.43m x 4.19m)

RECEPTION ROOM 3 (FRONT)

16' 1" x 14' 11" (4.91m x 4.56m) (max)

GUEST WC/UTILITY

9' 3" x 4' 3" (2.82m x 1.32m)

BREAKFAST/KITCHEN

21' 2" x 20' 8" (6.47m x 6.30m) (max)

FIRST FLOOR LANDING

BEDROOM 1 (REAR)

16' 0" x 13' 9" (4.88m x 4.20m)

DRESSING ROOM

12' 6" x 10' 7" (3.83m x 3.24m)

EN SUITE BATHROOM

9' 6" x 7' 10" (2.91m x 2.40m)

BEDROOM 2 (FRONT)

14' 5" x 13' 9" (4.40m x 4.21m)

BEDROOM 3 (FRONT)

13' 9" x 13' 7" (4.21m x 4.16m)

BEDROOM 4 (FRONT)

10' 0" x 6' 1" (3.05m x 1.86m)

BATHROOM

14' 7" x 8' 2" (4.47m x 2.49m) (max)

SECOND FLOOR

BEDROOM 5 (FRONT)

14' 10" x 13' 8" (4.54m x 4.19m) (max)

BEDROOM 6

19' 10" x 13' 1" (6.05m x 4.00m)

BATHROOM

10' 4" x 10' 3" (3.16m x 3.13m)

SECOND KITCHEN

16' 4" x 13' 9" (5.00m x 4.20m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

ANNEX

HALL

KITCHEN/LIVING ROOM

14' 5" x 13' 6" (4.40m x 4.14m)

BEDROOM

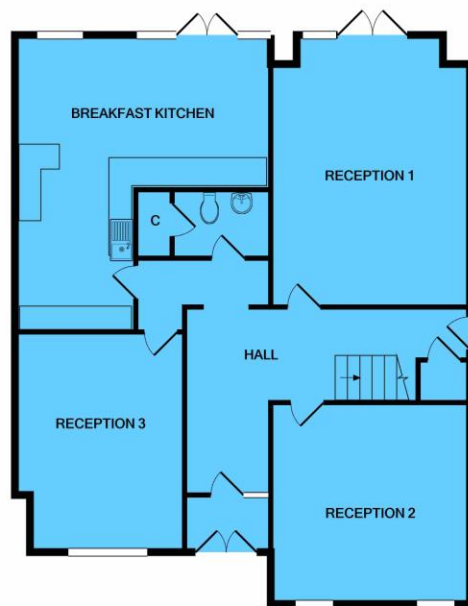
13' 11" x 8' 4" (4.25m x 2.56m)

WET ROOM

8' 4" x 5' 1" (2.56m x 1.56m)



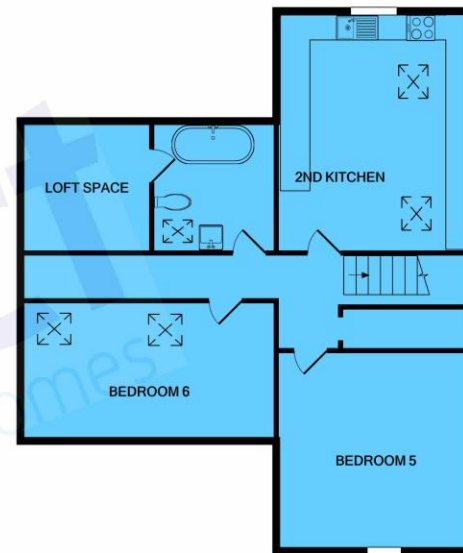




GROUND FLOOR



1ST FLOOR



2ND FLOOR



ANNEX

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. 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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