

HUNTERS[®]

HERE TO GET *you* THERE



Blossomfield Road

Solihull, B91 1TD

Offers Over £560,000



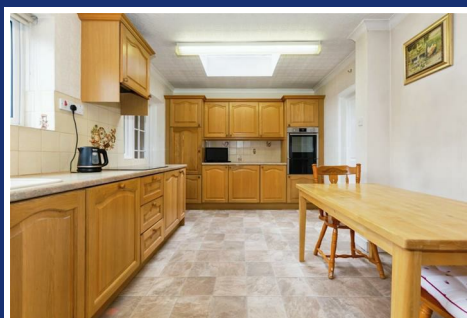
Council Tax: F



275 Blossomfield Road

Solihull, B91 1TD

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ON THE GROUND FLOOR

Entrance

Enclosed double-glazed Porch leading to Reception Hall with Guest Cloakroom/WC & under-stairs storage.

Living /Dining Room

23'0 x 19'10 (7.01m x 6.05m)

The open plan Lounge/Diner features dual-aspect windows at front and rear, allowing for ample natural light. A sliding patio door leads to the garden. There is a gas fireplace, ceiling & wall light points & three radiators.

Kitchen/Diner (rear)

18'3 x 10'2 (5.56m x 3.10m)

A spacious kitchen offers plenty of storage with base & wall cupboards, plus a skylight for natural light. It comes equipped with built-in appliances including a recently fitted Slide & Hide oven, plate warming drawer & induction hob. Also, there is an overhead extractor hood, dishwasher, fridge and freezer.

Utility (rear)

8'6 x 7'5 (2.59m x 2.26m)

A large double-glazed window to the rear elevation provides the Utility with plenty of light. There is plumbing for a washing machine and venting for a tumble dryer. The room houses combi boiler, airing cupboard, stainless steel sink, radiator and has tiled flooring. A UPVC door leads to the rear garden.

ON THE FIRST FLOOR

Stairs from the Hall lead up to the first floor land off which lead:

MASTER BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY SHOWER ROOM

Loft Area

Fully boarded and insulated loft area. Accessed from landing.

Bedroom One (rear)

13'11 x 9'11 (4.24m x 3.02m)

Being a light spacious bedroom having built-in wardrobes, ceiling & wall lights & radiator.

En Suite Shower Room (rear)

Door leads to recently refitted En-suite with large walk-in electric shower, basin & WC. Also, window to rear elevation.

Bedroom Two (rear)

11'9" x 10'11" (3.60m x 3.34m)

Having built-in wardrobes & ceiling light.

Bedroom Three (front)

10'11 x 9'10 (3.33m x 3.00m)

Having ceiling light, a wall mounted radiator and a window overlooking the front aspect.

Bedroom Four (front)

9'9 x 7'10 (2.97m x 2.39m)

Having built-in wardrobe and ceiling light.

Bathroom (front)

9'11 x 5'9 (3.02m x 1.75m)

Recently fitted family shower room with large walk-in shower and dual head, digital mixer shower. basin, WC, radiator and towel rail.

OUTSIDE

Garden

A lovely private rear garden with a paved patio, mostly laid to lawn, fenced & hedged boundaries and wide, gated side access

Double Garage

16'6" x 15'9" (5.03m x 4.81m)

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in

addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



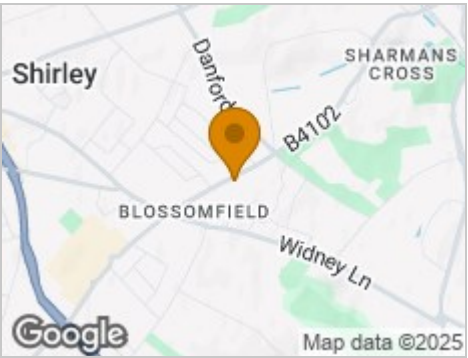
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Living/Dining Room
7.01m x 6.05m
(23' 0" x 19' 10")

Kitchen/Diner
5.57m x 3.10m
(18' 3" x 10' 2")

Utility
2.58m x 2.26m
(8' 6" x 7' 5")

Hall

W.C.

Garage
5.03m x 4.81m
(16' 6" x 15' 9")

First Floor

Bedroom 3
3.34m x 3.00m
(10' 11" x 9' 10")

Bedroom 1
4.24m x 3.01m
(13' 11" x 9' 11")

En-suite

Bedroom 2
3.60m x 3.34m
(11' 10" x 10' 11")

Shower Room
3.00m x 1.70m
(9' 11" x 5' 5")

Bedroom 4
2.98m x 2.39m
(9' 9" x 7' 10")

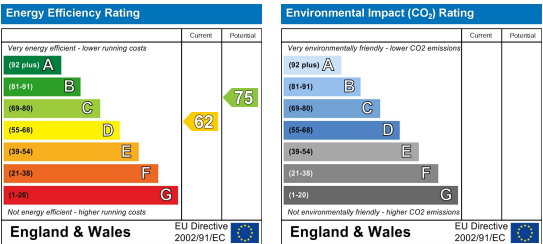
Total floor area 165.0 sq.m. (1,776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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