



2 BLOSSOMFIELD GARDENS, 34 BLOSSOMFIELD ROAD, SOLIHULL, B91 1NZ
ASKING PRICE OF £325,000



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Ground Floor Apartment
- Two Bedrooms (Master En Suite) + Guest Shower Room/Wc
- Spacious Lounge with Patio Doors
- Modern Fitted Breakfast Kitchen
- Within Walking Distance of Solihull Town Centre
- Secure Gated Parking & Grounds
- Superb Landscaped Gardens
- Garage En Bloc



A well presented modern two bedroom ground floor apartment situated in a secure gated development within walking distance of Solihull town centre. The property enjoys a prime location and benefits from having gas central heating and double glazing. The excellent living accommodation briefly comprises; private reception hall, cloakroom, spacious lounge with French doors leading to patio, fitted breakfast kitchen, master bedroom with en suite bathroom/wc, second bedroom, shower room/wc, secure gated parking, garage and superb landscaped communal gardens.



ENTRANCE HALL Two storage cupboards

LOUNGE 17' 6" x 13' 8" (5.33m x 4.17m)

RE-FITTED BREAKFAST KITCHEN 10' 9" x 10' 3" (3.28m x 3.12m)

MASTER BEDROOM 14' 6" x 9' 7" (4.42m x 2.92m)

EN-SUITE BATHROOM/WC

BEDROOM TWO 9' 7" x 6' 10" (2.92m x 2.08m)

SHOWER ROOM/WC

SUPERB LANDSCAPED COMMUNAL GARDENS

GARAGE

PARKING AREA

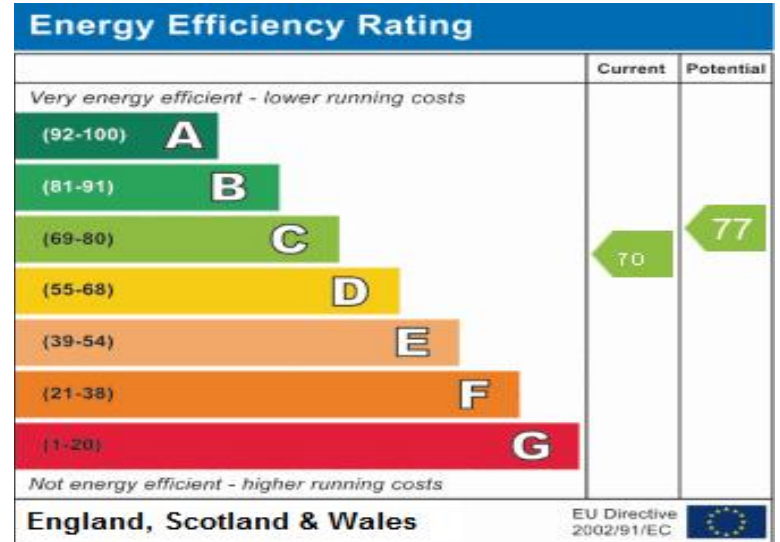
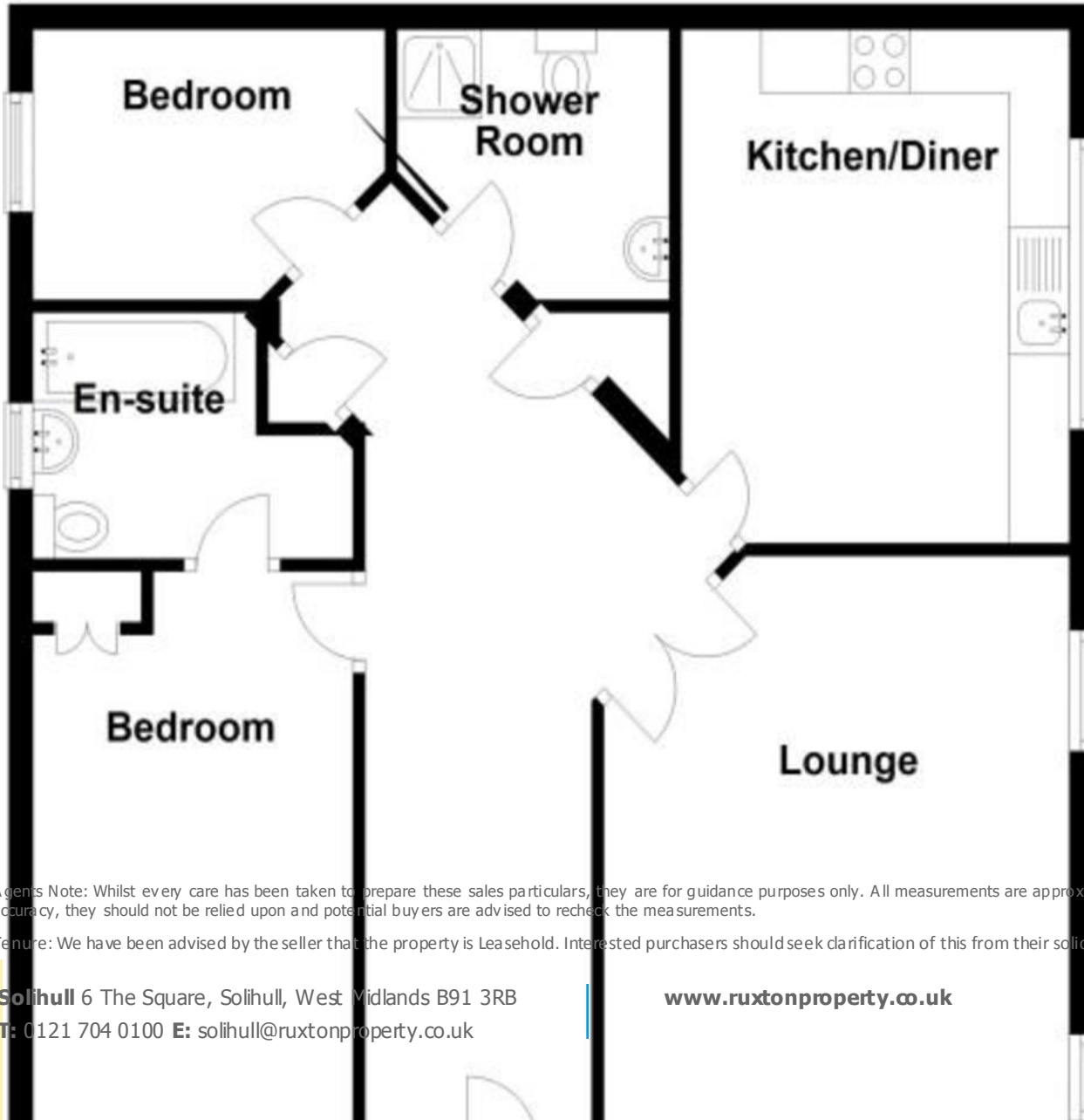


Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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