

300 Blossomfield Road

*Solihull, B91 1TH*









## ***FOUR BEDROOM DETACHED RESIDENCE***

- Detached House
- Four Spacious Double Bedrooms
- Two Generous Reception Rooms
- Walking distance to Central Solihull
- Highly Regarded Local Schools
- Excellent Transport Links
- Driveway
- Garage

### **ACCOMMODATION**

Introducing this 1933 detached house located in the highly sought-after area of Solihull.

As you enter, you are greeted by the original stained glass inner front door, a charming feature that sets the tone for the character and warmth found throughout the home. The ground floor offers two generous reception rooms, the first reception features a traditional log-burning fire, while the second opens via patio doors onto a stunning mature garden.

Upstairs, there are four spacious double bedrooms, two of which include fitted wardrobes. The first bedroom benefits from a private en suite with shower, toilet, and wash basin. A large family bathroom, complete with separate shower, bath, toilet, and wash basin.

Located in the heart of Solihull, you will enjoy easy access to the town centre's shops, restaurants, parks, and highly regarded schools, as well as excellent transport links including Solihull Station and major road networks.





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**ENTRANCE PORCH**

**RECEPTION HALL**

Original stained glass inner front door

**RECEPTION ROOM ONE**

16' 9" x 10' 11" (5.13m x 3.33m) Log burner

**RECEPTION ROOM TWO**

16' 8" x 10' 11" (5.10m x 3.35m)

**KITCHEN/BREAKFAST ROOM**

14' 4" x 7' 1" (4.37m x 2.16m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12' 0" x 7' 1" (3.66m x 2.16m) En suite bathroom

**BATHROOM**

7' 0" x 8' 10" (2.151m x 2.711m)

Separate shower and bath

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**BEDROOM TWO**

16' 9" x 9' 11" (5.117m x 3.037m)

Fitted wardrobe

**BEDROOM THREE**

17' 7" x 11' 1" (5.36m x 3.40m) Fitted

Wardrobe

**BEDROOM FOUR**

10' 7" x 9' 0" (3.244m x 2.746m)

**GARAGE**

**ENCLOSED REAR GARDEN**













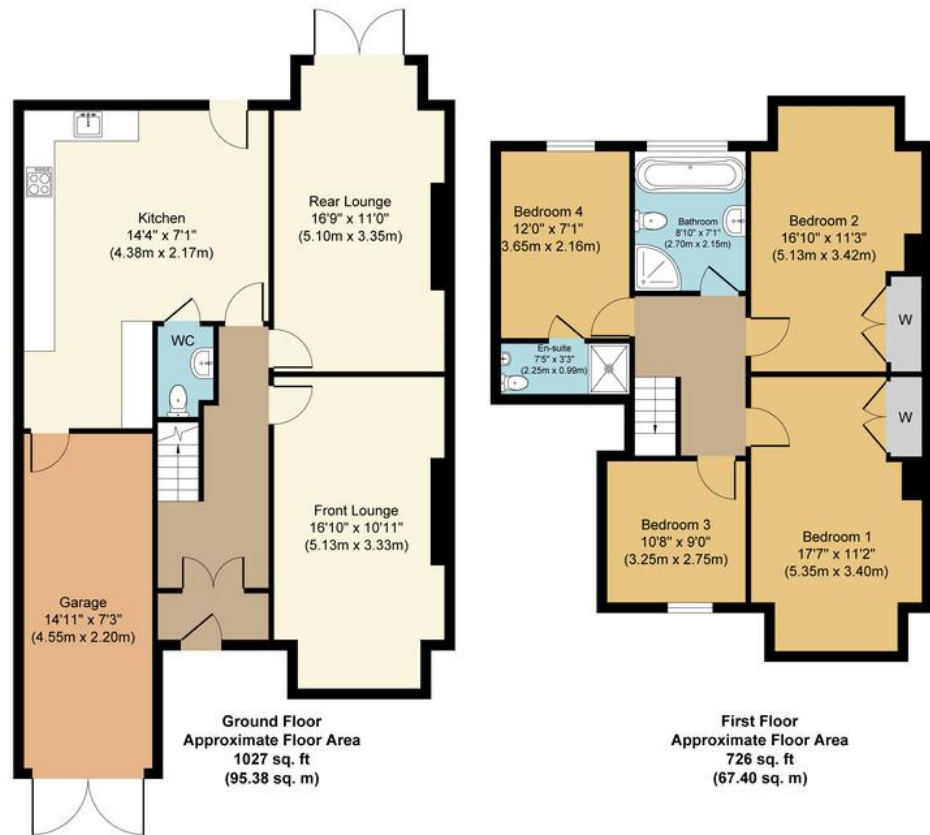




Asking Price Of £635,000

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

Ruxton Independent Estate Agents & Valuers LLP  
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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		