



Blossomfield Park Alfred Place, Blossomfield Road  
Solihull





## Property Description

A spectacular & stylish duplex 1570 square foot, located in the heart of Solihull @ B91, featuring 3 bedrooms with 2 en suites & a main bathroom, with open plan spacious kitchen dining & living area with floor to ceiling windows, overlooking glorious Grade II listed building, surrounded by mature tree line spread over 5 acres. Blossomfield Park is a unique offering with prestigious amenities such as gym, library, cinema room, games room & business hub for those working from home.

Here stunning, high specification new homes nestle in abundant green space, with the historic market town of Solihull's places to eat, shopping, arts and entertainment's, not least fantastic transport links all within easy reach.

It's the perfect retreat for young professionals, downsizers and retirees seeking a luxury specification property within an oasis of calm, yet only a short stroll from one of the most popular and affluent town centres in the South West Midlands.

## About Alfred Place

Distinctive by design and uncompromising when it comes to quality and specification, Macc Living is proud to offer a portfolio of residences created for modern lifestyles.

Carefully configured and complementing their unique surroundings, each spacious one, two or three bedroom apartment offers generous proportions and fabulous views, inviting in plenty of natural light.

Elegance and sophistication abound with open plan layouts, defined entertaining and dining spaces, king-sized bedrooms, luxury en-suites and in a number of apartments, the versatility to create dedicated space for home working.

For comfort and luxury, you can look forward to high quality fittings throughout, from handmade Charles Yorke and Rational German kitchens, and Grohe and Duravit bathrooms with beautiful Porcelanosa tiles, to state-of-the-art entry and security systems.

## Apt 25

### Lower Level (2nd Floor)

#### Kitchen / Dining / Living

24' 3" max x 28' 3" max ( 7.39m max x 8.61m max )

#### Bedroom Three

13' 9" max x 10' 4" max ( 4.19m max x 3.15m max )

#### Bathroom

5' 11" max x 10' 4" max ( 1.80m max x 3.15m max )

### Upper Level (3rd Floor)

#### Bedroom One

14' 8" max x 13' 4" max ( 4.47m max x 4.06m max )

#### Ensuite One

9' 4" max x 5' 4" max ( 2.84m max x 1.63m max )

#### Bedroom Two

14' 8" max x 12' 6" max ( 4.47m max x 3.81m max )

#### Ensuite Two

9' 4" max x 5' 4" max ( 2.84m max x 1.63m max )

### Amenities For Residents

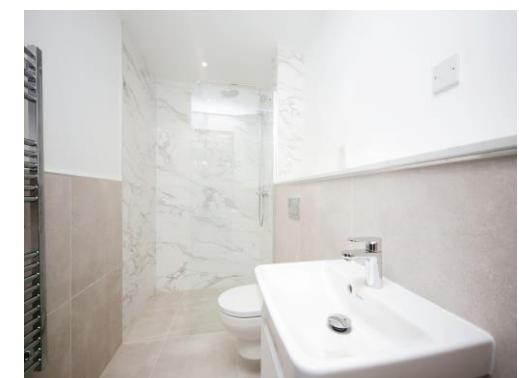
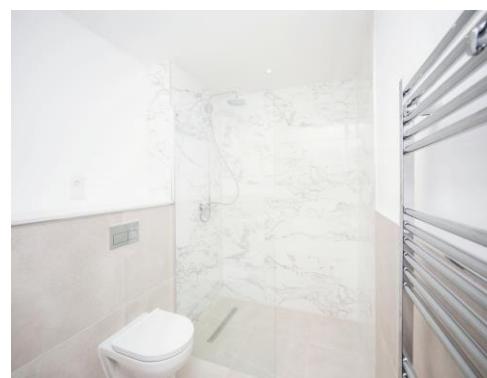
For the exclusive use of Blossomfield Park residents, superb amenities include:

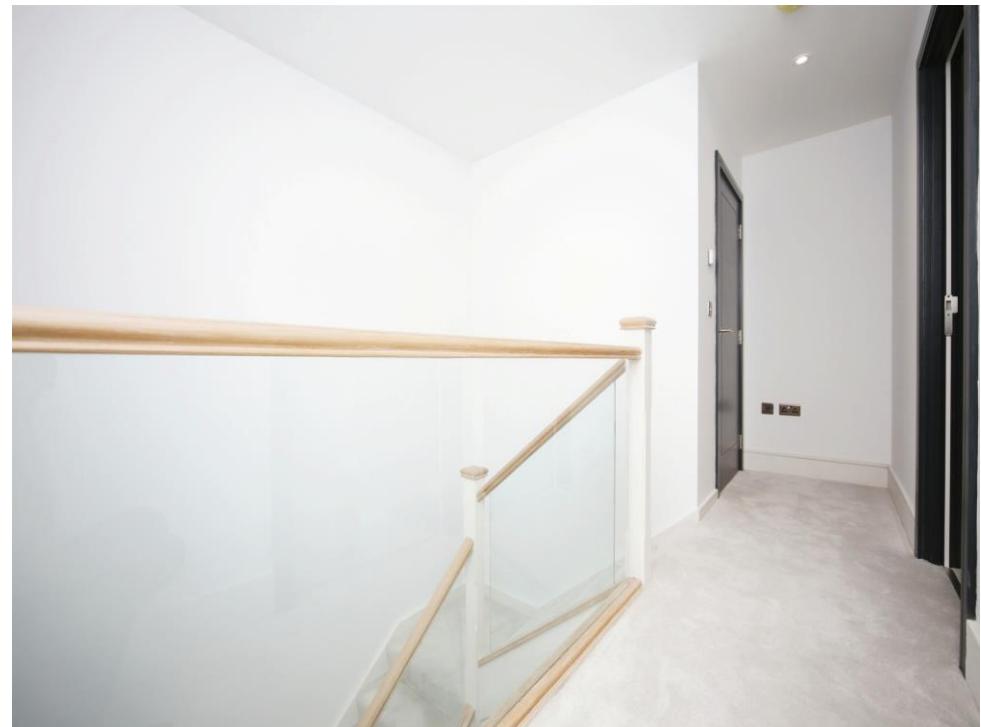
- Library (located within Tudor Grange)
- Lounge Area (located within Tudor Grange)
- Business Hub – hotdesking and meeting spaces (located within Tudor Grange)
- WiFi (located within Tudor Grange)
- Gym (located within Tudor Grange)
- Landscaped grounds
- Residents and visitor parking
- State-of-the-art security

## Agents Notes:

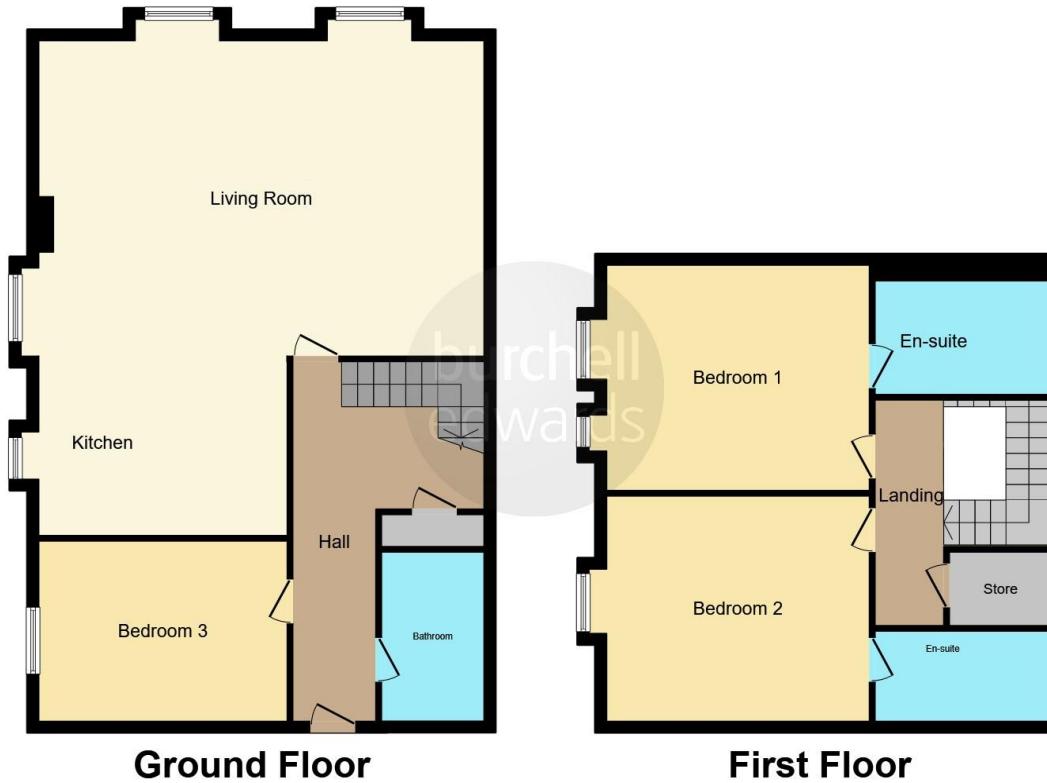
Dimensions stated are within 100mm (4") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

Images shown are for illustrative purposes only and are not plot specific.









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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL205911](http://burchelledwards.co.uk/Property/SOL205911)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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