



DM&Co.
YOUR PREMIUM AGENT

**222 BLOSSOMFIELD ROAD
SOLIHULL
B91 1NT**

There are beautifully renovated period homes and then there are homes like this.

Meticulously restored, impeccably presented and unlike anything else to reach the market this year.

Some homes are renovated, others are respectfully reimaged.

222 BLOSSOMFIELD ROAD

Thoughtfully restored over the past three years, this remarkable Edwardian residence celebrates everything that makes homes of this era so enduringly desirable. Original cornicing, marble fireplaces, soaring proportions and handcrafted detailing have been carefully preserved and, where required, faithfully reinstated, while every modern intervention has been undertaken with exceptional attention to detail.





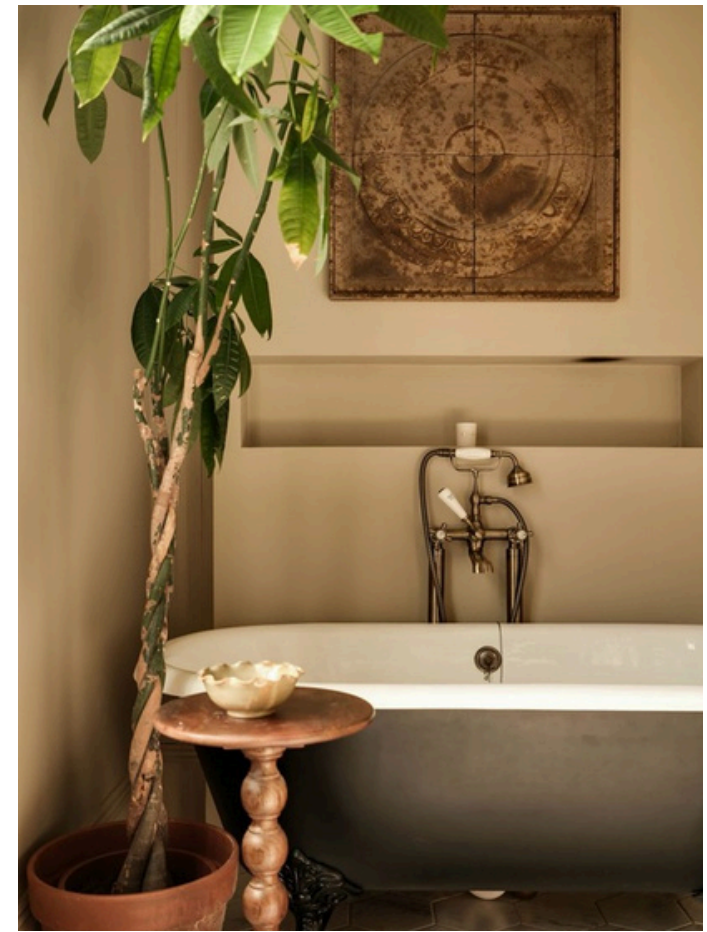
From the moment you step through the front door, the sense of scale is immediate. Bespoke glazed hardwood doors and twin Edwardian arches draw your eye through the home towards the gardens beyond, filling the interior with natural light and creating an effortless connection between each living space.

At its heart sits a stunning handcrafted kitchen, completed in 2024, where bespoke cabinetry, solid brass fittings, quartz and honed granite worktops, a Lofra Dolce Vita range cooker and beautifully embossed deVOL Victorian Lace tiles combine to create a room that feels both timeless and contemporary.





Throughout the home, original character sits comfortably alongside considered modern living. Engineered oak flooring, cast iron radiators, wool carpets, Farrow & Ball and Little Greene colour palettes, bespoke joinery and an extensive programme of sympathetic restoration ensure every room feels authentic, elegant and beautifully finished.





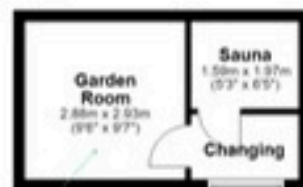




Outside, the same meticulous attention continues. The landscaped gardens provide exceptional privacy, complemented by an outstanding outdoor kitchen and entertaining pavilion, creating a space designed as much for everyday family life as memorable summer evenings.

Ground Floor

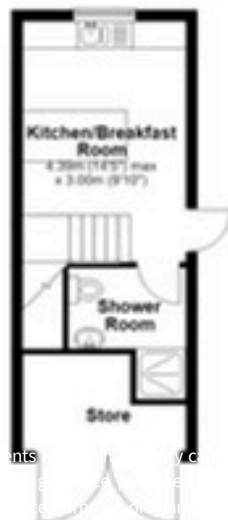
Approx. 104.1 sq. metres (1108.6 sq. feet)



Actual position
not shown



Actual height
not shown



First Floor

Approx. 110.3 sq. metres (1187.3 sq. feet)



Second Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 292.1 sq. metres (3143.9 sq. feet)

This floor plan is for illustration purposes only. It is not intended to be a measured/surveyed survey or comply with RICS guidelines. All measurements (including total floor area) are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or this statement.
Plan produced using PlanIt.

FEATURES

- Magnificent Edwardian Residence
- Impeccably Restored Throughout
- Timeless Period Elegance
- Bespoke Craftsmanship
- Exceptional Family Living
- Luxury Handmade Kitchen
- Beautifully Landscaped Gardens
- Outdoor Entertaining Pavilion
- Detached Coach House
- No Upward Chain

SIZE 3,143.9 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	13 Mbps	1 Mbps
Superfast	57 Mbps	11 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, Virgin Media, CityFibre

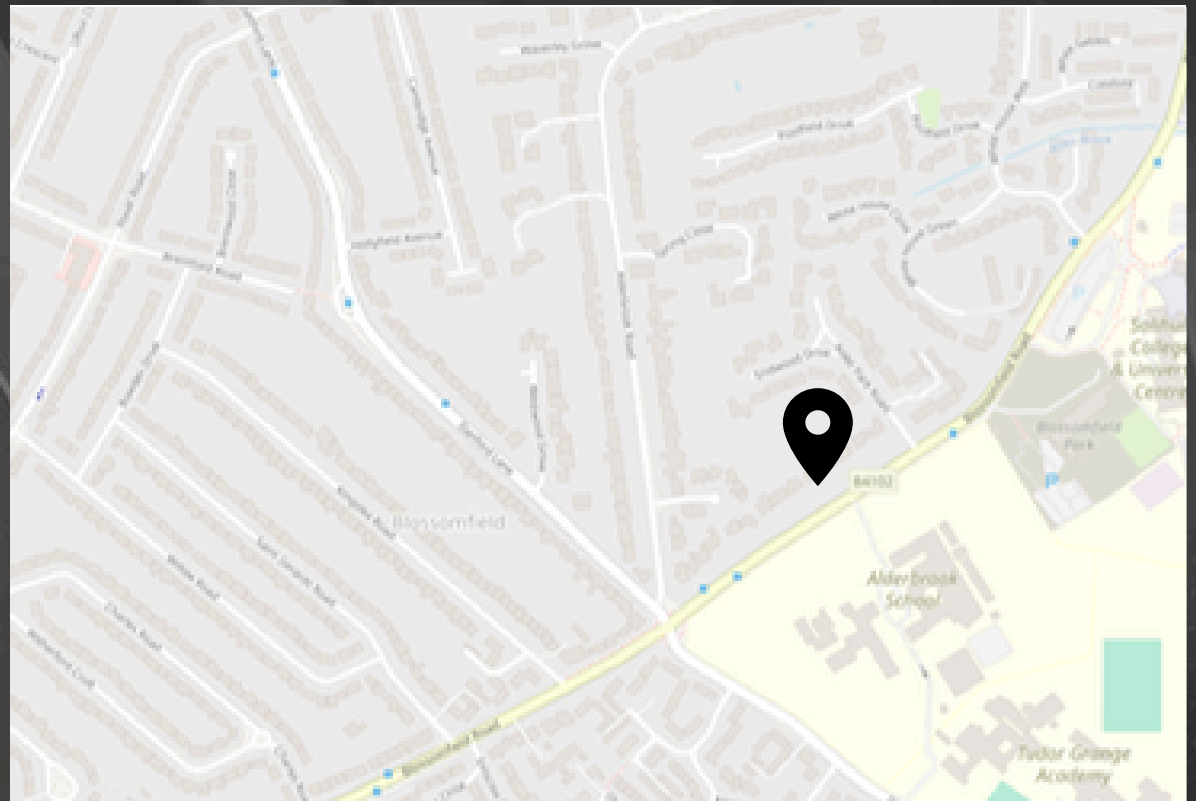
MOBILE

Network in the area: EE - 85%, 3 - 85%, 02 - 81%, Vodafone - 80%

PARKING Large Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A



LOCATION

Situated on the sought-after Blossomfield Road, this exceptional home is perfectly positioned within easy reach of Solihull town centre, Touchwood Shopping Centre, highly regarded schools and Malvern & Brueton Park.

Excellent transport links, including Solihull railway station with direct services to Birmingham and London, together with easy access to the M42 and Birmingham Airport, make this an ideal location for families and commuters alike.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

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

DM&Co.

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk