



Blossomfield Road, Solihull

Guide Price £825,000





PROPERTY OVERVIEW

This impressive four bedroom detached family home is situated in a prime location just a stone's throw from highly regarded local schools, making it an exceptional choice for families seeking both space and convenience. Offered to the market with no upward chain, the property provides an exciting opportunity for buyers looking for a home with scope for extension or redevelopment (subject to planning permission), allowing you to tailor the space to your individual needs. The large and versatile layout is flooded with natural light throughout, creating a warm and welcoming atmosphere from the moment you step inside. The home is accessed via a spacious entrance hallway, which features a guest cloakroom for added convenience. The ground floor offers two spacious reception rooms, including a substantial living room that benefits from abundant natural light, and a formal dining room that seamlessly connects to a conservatory, providing a bright and airy space with pleasant views to the rear. The open plan kitchen and dining area is thoughtfully designed with ample work surfaces and generous storage, making it ideal for both family meals and entertaining guests. A large double garage provides excellent storage or secure parking, and the driveway to the front of the property offers off-road parking for multiple vehicles.



Upstairs, the accommodation continues to impress with four generously sized bedrooms. The principal bedroom features a dedicated dressing room and a well-appointed en-suite bathroom, offering a private retreat for the homeowners. The remaining bedrooms are all spacious and served by a modern family bathroom, ensuring comfort and functionality for all members of the household. This substantial family home is perfectly positioned to take advantage of its desirable location, while also offering flexibility for future enhancements or expansion. With its thoughtful layout, generous proportions, and abundance of natural light, this property presents a rare opportunity to secure a forever home in one of the area's most sought-after settings. Early viewing is highly recommended to fully appreciate the potential and quality of accommodation on offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways

Council Tax band: G

Tenure: Freehold





- Impressive Four Bedroom Detached Family Home
- Offered To The Market With NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Prime Location Close To All Local Amenities & Schools
- Versatile & Spacious Layout Throughout
- Large Principal Bedroom With En-Suite & Dressing Room
- Abundance Of Natural Light Throughout
- Ample Parking & Double Garage

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

18' 3" x 19' 1" (5.55m x 5.81m)

DINING ROOM

12' 4" x 10' 4" (3.77m x 3.14m)

CONSERVATORY

10' 0" x 10' 10" (3.05m x 3.30m)

KITCHEN & DINING AREA

8' 10" x 21' 5" (2.69m x 6.54m)

INTEGRAL DOUBLE GARAGE

14' 4" x 13' 9" (4.38m x 4.20m)



FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 18' 11" (3.50m x 5.76m)

DRESSING ROOM

3' 8" x 9' 1" (1.11m x 2.76m)

ENSUITE

7' 1" x 9' 7" (2.15m x 2.93m)

BEDROOM TWO

14' 10" x 10' 3" (4.51m x 3.12m)

BEDROOM THREE

12' 0" x 9' 8" (3.66m x 2.95m)

BEDROOM FOUR

10' 4" x 9' 9" (3.15m x 2.97m)

BATHROOM

8' 7" x 7' 8" (2.62m x 2.34m)

TOTAL SQUARE FOOTAGE

207.0 sq.m (2231 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Integrated oven, induction hob, extractor, microwave, Fridge, Freezer, dishwasher, washing machine, Solar panels, garden shed, greenhouse, electric garage door, all carpets, curtains, blinds and light fittings, car charging point and fitted wardrobes in four bedrooms.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

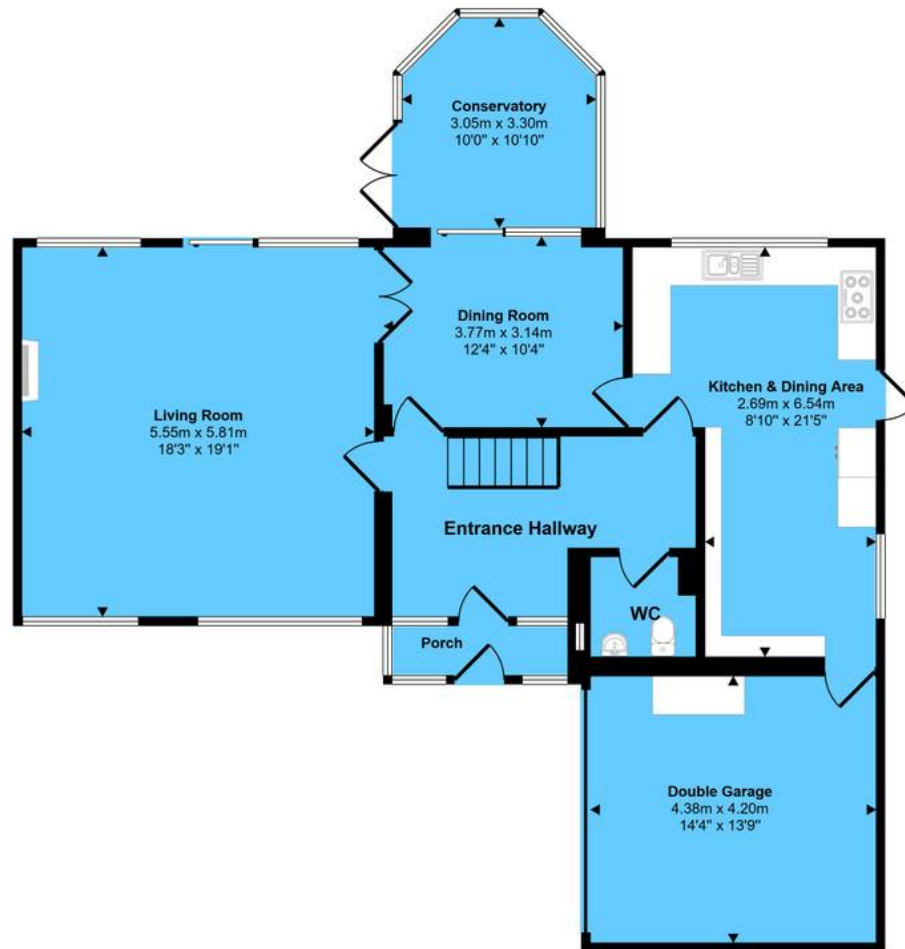
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
207 sq m / 2231 sq ft



Ground Floor
Approx 114 sq m / 1226 sq ft



First Floor
Approx 93 sq m / 1005 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

