



smarthomes

## Blossomfield Road

Solihull, West Midlands, B91 1TA

- A Well Presented Family Home Set On A Private Gated Driveway
- Three Bedrooms, En-Suite Shower Room & Family Bathroom
- Lounge & Dining Kitchen
- Off Road Parking & Garage
- Southerly Facing Rear Garden
- No Upward Chain

**Offers Over**

**£400,000**

EPC Rating 75

Current Council Tax Band E





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set on a private driveway behind wrought iron gates leading through to the garage with double doors and block paved off road parking in front, lawned fore garden and paved pathway extending to gated side access to rear garden and canopy porch with lighting and composite front door leading through to



### **Entrance Hall**

With double glazed window to front, laminate flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and doors leading off to



### **Lounge to Front**

16' 0" x 10' 9" (4.9m x 3.3m) With double glazed window to front elevation, two radiators, two ceiling light points, laminate flooring and electric fireplace with marble hearth and surround



### **Guest WC**

With low flush WC, vanity wash hand basin with tiled splashback and storage cupboards beneath, tiled flooring, radiator, extractor and ceiling light point



### **Dining Kitchen to Rear**

19' 0" x 12' 1" (5.8m x 3.7m) Being fitted with a range of wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring hob with extractor over, inset eye-level double oven and grill, integrated washing machine, dishwasher and fridge freezer, under-cupboard lighting, cupboard housing Baxi boiler, two radiators, spot lights to ceiling, tiled flooring, double glazed window to rear and double glazed French doors leading out to the Southerly facing rear garden

### **Accommodation on the First Floor**

#### **Landing**

With two ceiling light points, loft access, useful storage cupboard, radiator and doors leading off to

#### **Bedroom One to Front**

11' 5" x 9' 6" (3.5`m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, dressing area with built-in wardrobes, ceiling light point and further double glazed window and door leading into

#### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin, complementary tiling to walls and floor, shaver socket, ladder style radiator, spot lights and extractor



**Bedroom Two to Rear**

10' 2" x 6' 10" (3.1m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point

**Bedroom Three to Rear**

9' 10" x 8' 2" (3.0m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point and useful built-in cupboard

**Family Bathroom**

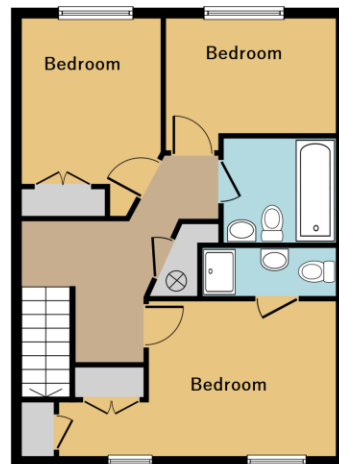
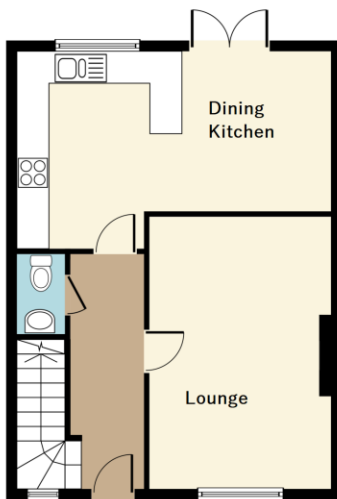
6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and wall mounted wash hand basin, tiling to water prone areas, shaver socket, radiator, extractor and spot lights to ceiling

**Southerly Facing Rear Garden**

Being mainly laid to lawn with paved patio, outside tap, fencing to boundaries and gated side access to front

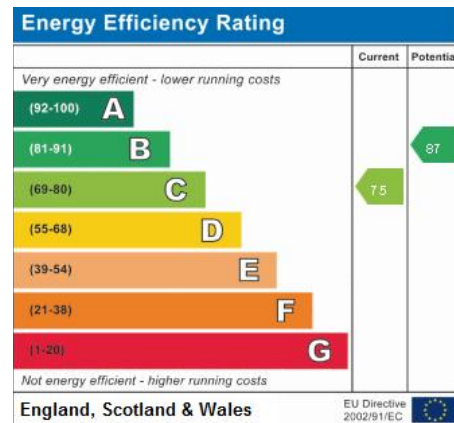
**Garage**

With double garage doors and courtesy door to side



**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



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