



Blossomfield Road, Solihull

Offers Over £500,000

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homes



## PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this three bedroom traditional detached in need of modernisation. The property comes to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and has the added attraction of a large rear garden. The accommodation briefly comprises of: entrance hall, dining room, living room, kitchen, utility area, three double bedrooms, bathroom, garage and large garden.

## 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: E

Tenure: Freehold

- NO UPWARD CHAIN
- Three Bedroom Detached
- In Need Of Modernisation
- Two Reception Rooms
- Kitchen
- Bathroom
- Large Garden
- Early Viewing Essential

#### **ENTRANCE HALLWAY**

17' 9" x 7' 1" (5.4m x 2.16m)

#### **DINING ROOM**

17' 9" x 10' 12" (5.41m x 3.35m)

#### **LIVING ROOM**

10' 10" x 16' 10" (3.31m x 5.14m)

#### **KITCHEN**

12' 6" x 15' 1" (3.8m x 4.61m)

#### **UTILITY ROOM**

10' 7" x 7' 11" (3.22m x 2.42m)



**FIRST FLOOR****BEDROOM ONE**

17' 9" x 10' 12" (5.4m x 3.35m)

**BEDROOM TWO**

16' 9" x 10' 1" (5.11m x 3.08m)

**BEDROOM THREE**

11' 6" x 10' 10" (3.5m x 3.29m)

**BATHROOM**

9' 10" x 7' 1" (3m x 2.16m)

**OUTSIDE THE PROPERTY****NORTH FACING GARDEN****GARAGE**

14' 8" x 7' 4" (4.47m x 2.24m)

**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Moffat integrated hob, Moffat extractor, all carpets, all curtains, fitted wardrobes in three bedrooms, all light fittings and garden shed

**ADDITIONAL INFORMATION**

Services - Main gas, electricity and mains sewers.

Broadband - Sky

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • <https://xacthomes.co.uk/>

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