



smarthomes

Blossomfield Road

Solihull, West Midlands, B91 1TH

- A Well Maintained Detached Property
- Three Double Bedrooms
- Open Plan Lounge Diner
- Study/Home Office
- No Upward Chain

Offers Over £500,000

EPC Rating - 69

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 back from the road behind a block paved driveway providing generous off road parking extending to gated side access to rear garden, garage door, external lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With two ceiling light points, two radiators, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, door to garage and doors leading off to



Lounge to Rear

20' 11" x 13' 1" (6.4m x 4.0m) With double glazed bow window to rear elevation, two ceiling light points, coving to ceiling, two radiators, brick built fireplace with tiled hearth and wooden plinth and being open plan to dining room with archway leading into

Dining Room to Rear

10' 9" x 7' 6" (3.3m x 2.3m) With double glazed window to rear elevation, double glazed door leading to the rear garden, radiator and ceiling light point

Guest WC

With obscure double glazed window to side, WC with enclosed cistern, vanity sink with tiling to splashback, radiator, coving to ceiling and ceiling light point



Kitchen to Front

10' 5" x 9' 2" (3.2m x 2.8m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets and wine rack with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob with extractor over, inset eye-level oven and grill, space for fridge freezer, spot lights to ceiling, tiled flooring, double glazed window to front and UPVC obscure double glazed door to side

Study/Home Office to Front

10' 5" x 6' 10" (3.2m x 2.1m) With double glazed windows to front and side elevations, built-in wall safe, coving to ceiling, ceiling light point and radiator



Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, coving to ceiling, loft access and doors leading off to

Bedroom One to Rear

11' 1" x 11' 1" (3.4m x 3.4m) With double glazed window to rear elevation, radiator, wall lighting, coving to ceiling and fitted wardrobes with sliding doors

Bedroom Two to Rear

13' 1" x 9' 6" (4.0m x 2.9m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

10' 5" x 9' 6" (3.2m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and loft access





Family Shower Room to Front

7' 6" x 11' 1" (2.3m x 3.4m) Being fitted with a three piece white suite comprising double walk-in shower cubicle with Triton, electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, spacious over-stairs storage cupboard, airing cupboard housing Worcester Bosch boiler, radiator and spot lights to ceiling

Pleasant Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, mature shrub borders with a range of trees, shrubs and bushes, paved pathway, timber shed, further patio area, outside tap, external lighting and gated access to driveway

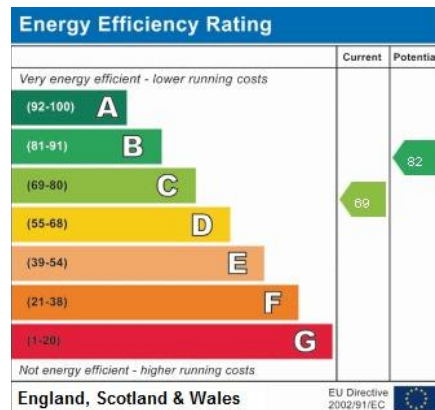


Garage

17' 0" x 8' 10" (5.2m x 2.7m) With metal up and over garage door to driveway, ceiling light point, UPVC obscure double glazed door to rear and utility area with laminate work surface and space and plumbing for washing machine and tumble

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 Nigel Hodges. Current council tax band - E



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