



Parklands, Blossomfield Road

Guide Price £375,000





Parklands, Blossomfield Road

Solihull

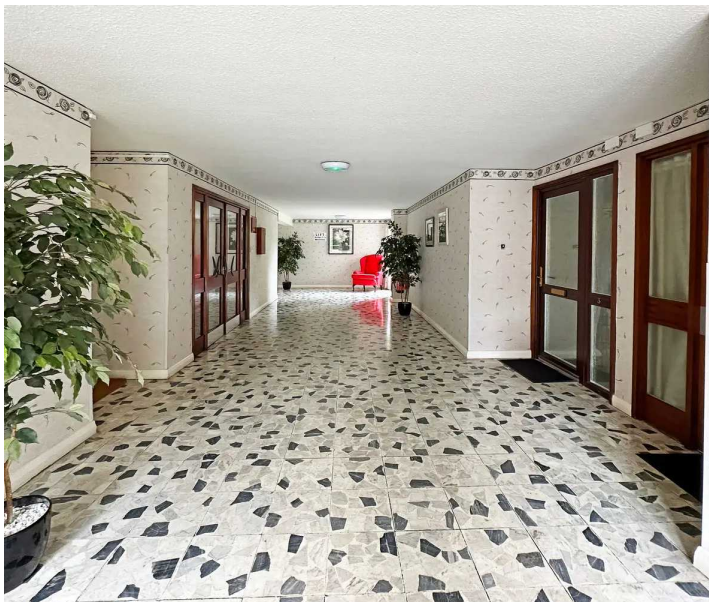
PROPERTY OVERVIEW

A fantastic opportunity to purchase this ground floor flat within easy walking distance of Solihull Town Centre and Railway Station. This flat has been modernised throughout and benefits from gas central heating, double glazing and has the added attraction of a large open plan lounge/dining/kitchen with bi-fold doors leading out on to a patio area. The accommodation briefly comprises of: communal entrance hall, reception hall, lounge/dining/luxury fitted kitchen, study, two double bedrooms, ensuite shower room, family bathroom, communal gardens, garage and South facing patio.

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.

- Ground Floor Luxury Flat
- Immaculately Maintained

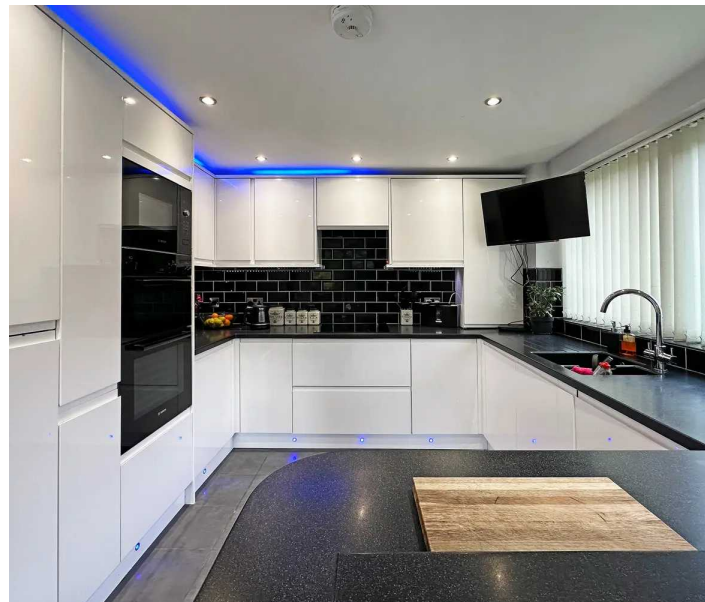




Council Tax band: D

Tenure: Leasehold

- Ground Floor Luxury Flat
- Immaculately Maintained
- Early Viewing Essential
- Walking Distance To Solihull Town Centre/Railway Station
- Large Open Plan Kitchen/Dining/Lounge
- Study
- Two Double Bedrooms
- Ensuite Shower Room
- Single Garage





COMMUNAL ENTRANCE HALL

HALLWAY

16' 5" x 3' 7" (5.00m x 1.09m)

L-SHAPED LOUNGE/DINING ROOM

19' 8" x 21' 7" (6.00m x 6.59m)

KITCHEN

8' 7" x 9' 11" (2.62m x 3.03m)

STUDY

8' 6" x 10' 2" (2.60m x 3.09m)

BATHROOM

8' 9" x 10' 8" (2.66m x 3.24m)

BEDROOM ONE

16' 11" x 10' 0" (5.16m x 3.04m)

ENSUITE

7' 9" x 5' 0" (2.36m x 1.52m)

BEDROOM TWO

13' 7" x 9' 1" (4.13m x 2.76m)

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

GARAGE





ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two and all light fittings.

ADDITIONAL INFORMATION

Services: main gas and electricity. Broadband: Vodaphone. Service charge: £240 pcm.

MONEY LAUNDERING REGULATIONS

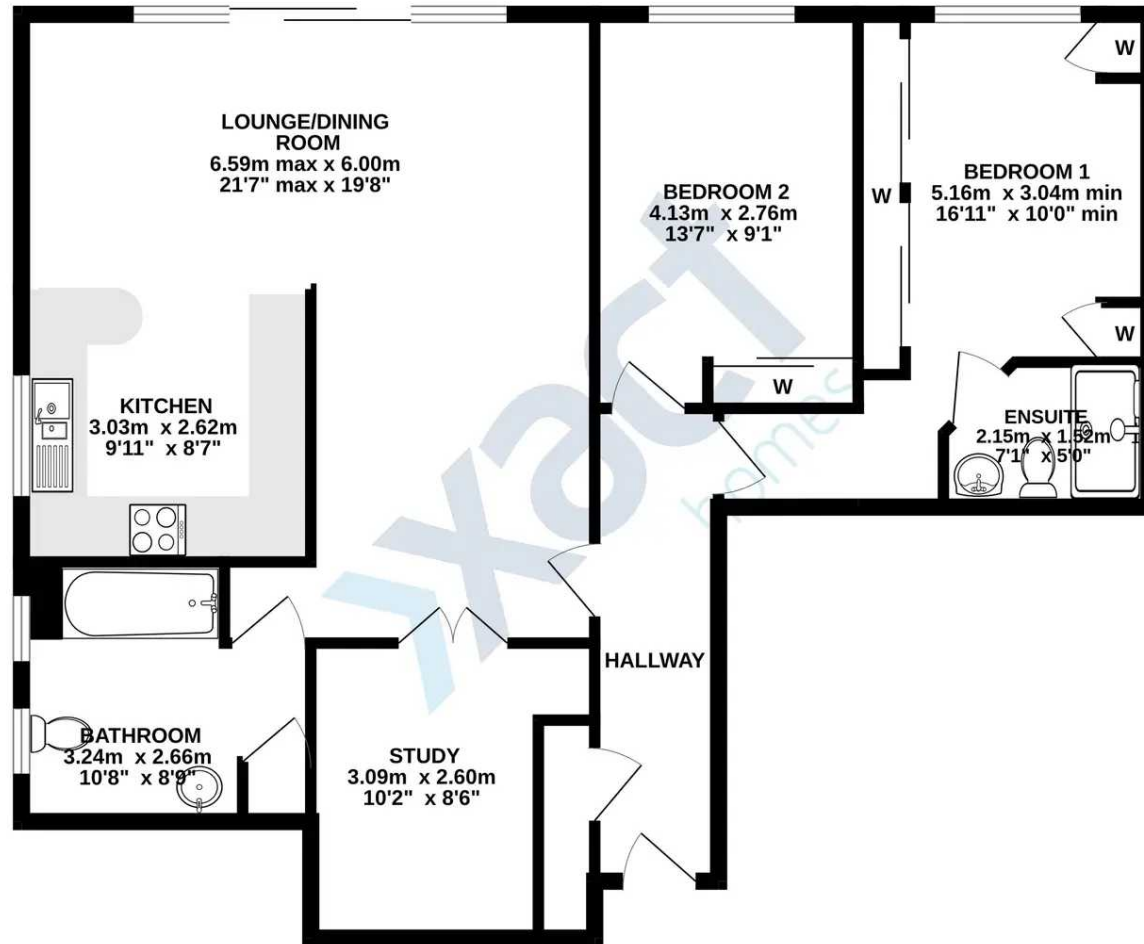
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	3
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND 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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