



Blossomfield Road, Solihull

Guide Price £750,000





PROPERTY OVERVIEW

A rare opportunity to purchase this impressive five bedroom extended detached, which must be viewed internally to be appreciated. This property has been vastly extended and modernised by its current owners to a very high standard with a traditional look to the outside with a contemporary twist to the interior. This property has the added attraction of a superb luxury fitted kitchen/dining/family room with bi-fold doors leading out to an easy maintained rear garden. The accommodation in more details comprises of: enclosed porch, entrance hall, fitted study, guest cloakroom, utility room, living room, superb large open plan kitchen/dining/family room, five bedrooms, three ensuites, family bathroom and an easy maintained rear garden with a home office.



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.



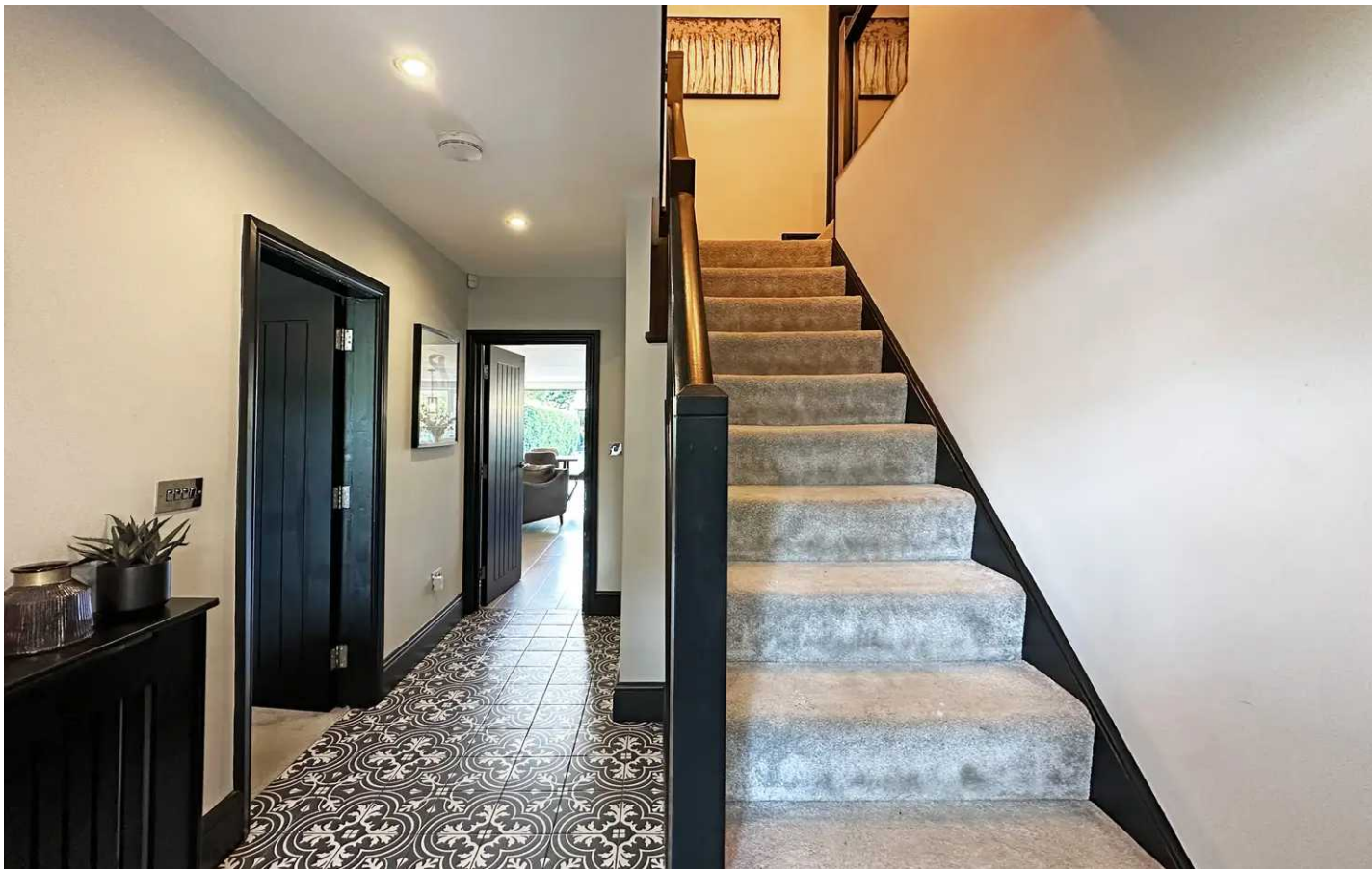
In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

- Five Bedroom Detached
- Immaculately Maintained And Modernised
- Vastly Extended
- Living Room
- Study
- Large Open Plan Luxury Kitchen/Dining/Family Room
- Utility Room
- Three Ensuites & Family Bathroom
- Easily Maintained Rear Garden With Home Office





ENCLOSED PORCH

ENTRANCE HALL

14' 6" x 7' 1" (4.42m x 2.17m)

STUDY

9' 2" x 6' 10" (2.80m x 2.08m)

LIVING ROOM

17' 6" x 10' 11" (5.34m x 3.33m)

LAUNDRY/UTILITY ROOM

9' 3" x 7' 3" (2.82m x 2.22m)

GUEST WC

4' 9" x 2' 7" (1.45m x 0.80m)

KITCHEN/DINING/FAMILY ROOM

25' 10" x 25' 9" (7.87m x 7.84m)

FIRST FLOOR

BEDROOM ONE

21' 10" x 9' 8" (6.65m x 2.95m)

ENSUITE

9' 7" x 7' 6" (2.92m x 2.28m)

BEDROOM TWO

17' 8" x 10' 11" (5.39m x 3.34m)

ENSUITE

10' 10" x 5' 8" (3.30m x 1.73m)

BEDROOM THREE

19' 5" x 6' 10" (5.92m x 2.09m)

BEDROOM FOUR

15' 1" x 6' 10" (4.60m x 2.09m)



**ENSUITE**

7' 9" x 3' 11" (2.35m x 1.19m)

BEDROOM FIVE

8' 9" x 7' 7" (2.67m x 2.31m)

BATHROOM

7' 0" x 6' 9" (2.14m x 2.05m)

TOTAL SQUARE FOOTAGE

235.6 sq.m (2536 sq.ft) approx.

OUTSIDE THE PROPERTY**REAR GARDEN****SUMMERHOUSE****ITEMS INCLUDED IN THE SALE**

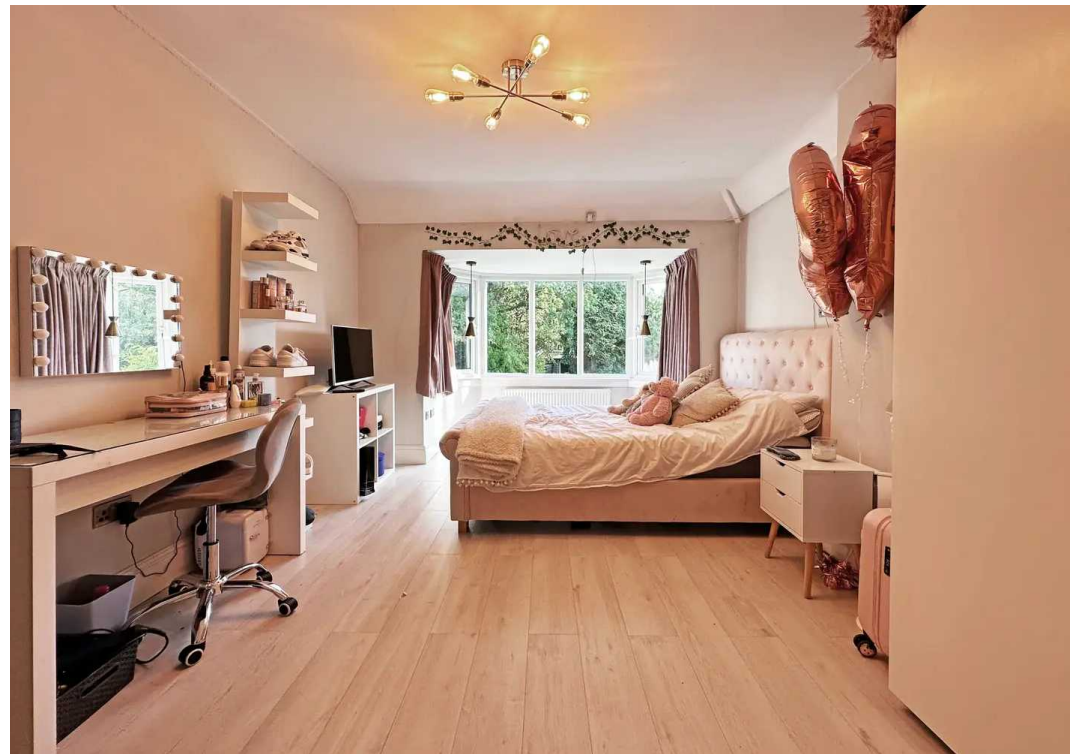
Free standing cooker, integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, some light fittings and CCTV

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.
Broadband: BT Fibre-Optic. Loft Space: boarded with ladder and lighting

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
139.6 sq.m. (1503 sq.ft.) approx.



1ST FLOOR
96.0 sq.m. (1033 sq.ft.) approx.



TOTAL FLOOR AREA : 235.6 sq.m. (2536 sq.ft.) approx.

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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