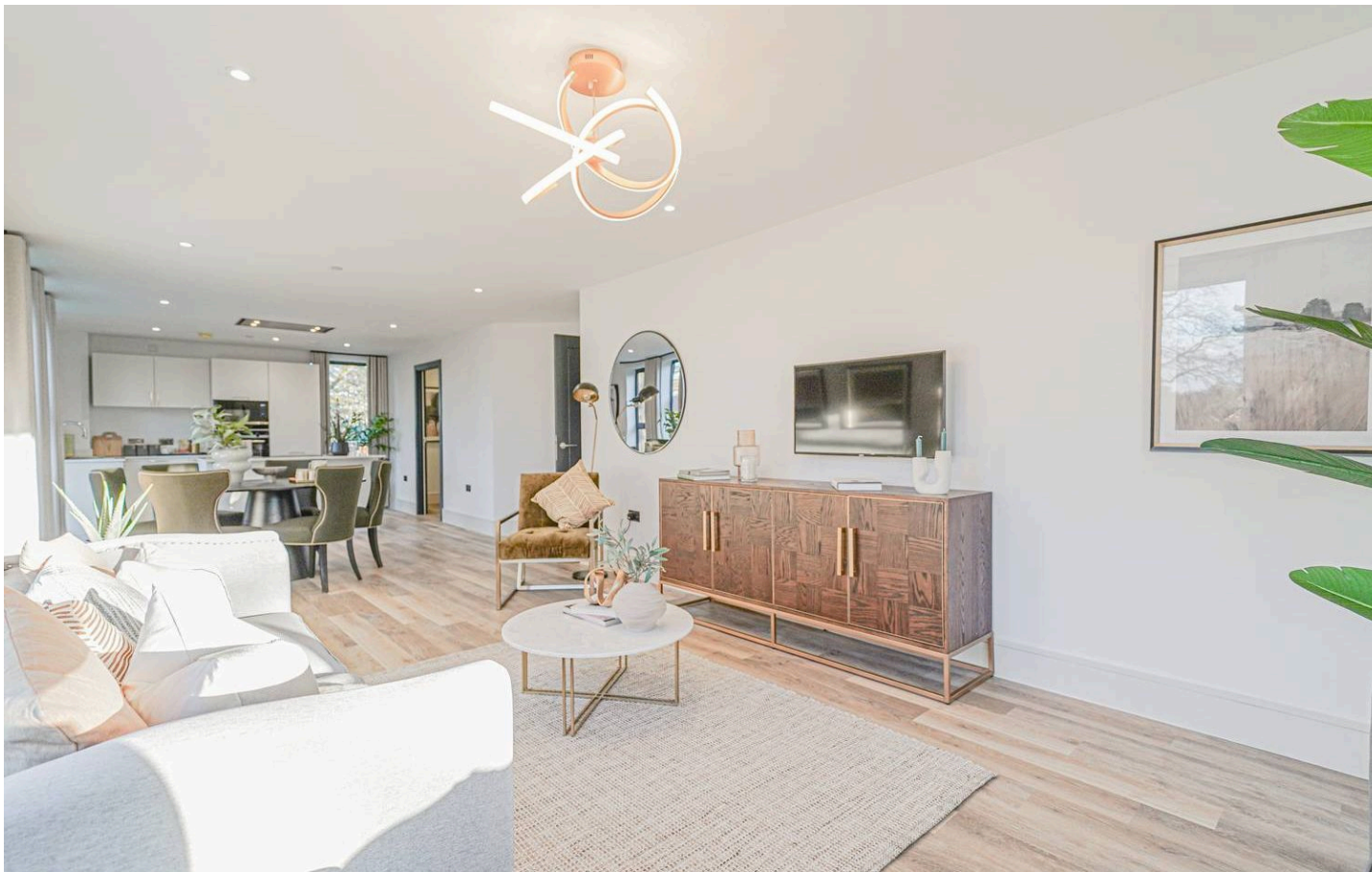




Alfred Place Blossomfield Road, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

Situated within a prestigious private development in the heart of Solihull, this immaculate three-bedroom, four-bathroom luxury first-floor apartment offers a lifestyle of unparalleled sophistication and convenience. Upon entering the property, you are greeted by a spacious hallway boasting ample storage space and a conveniently located bathroom. The interior layout effortlessly flows into a stunning open-plan living, kitchen, and dining area, where modern design elements and high-quality finishes create an ambience of style and comfort. The kitchen features fully integrated appliances, complemented by a useful utility room for added practicality. The property boasts three generous double bedrooms, each with its own individual luxury en-suite shower room, in addition to a main bathroom that exudes elegance and functionality. Residents can enjoy panoramic 270-degree views from the living area, creating a light-filled and airy living space that is perfect for relaxation and entertainment. Residents of this exclusive development have access to a wide range of amenities, including expansive communal gardens, a well-equipped gym, a cinema room for movie nights, a business centre for remote work needs, and much more.





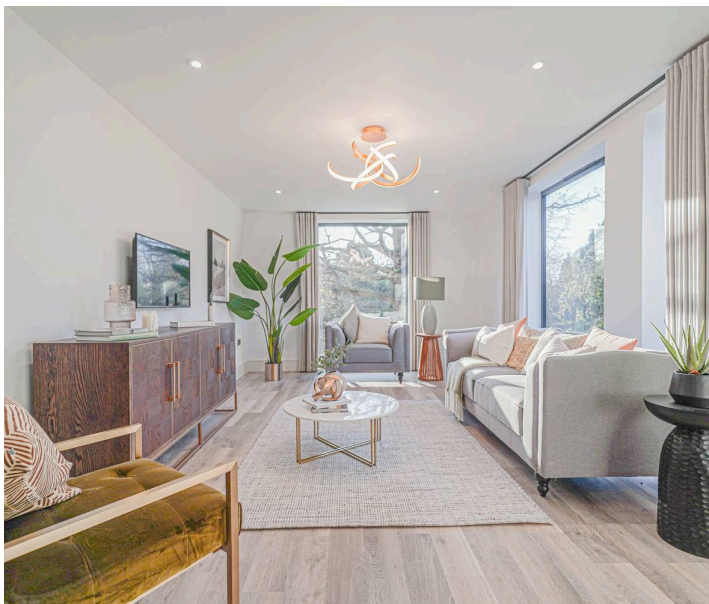
Additionally, the property offers secure underground gated parking for peace of mind and convenience. Ideally located in the vibrant centre of Solihull, residents are within walking distance to Solihull Station, providing easy access to transportation links. Furthermore, the area is abundant with a plethora of shops, restaurants, cafes, and leisure facilities, ensuring that every convenience is just a stone's throw away. In summary, this first-floor apartment presents a rare opportunity to reside in a luxurious and well-appointed property, surrounded by a wealth of amenities and conveniences in one of Solihull's most sought-after locations. Don't miss the chance to experience the epitome of modern urban living in this exceptional residence.

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: Leasehold





- Three Bedroom Four Bathroom Luxury First Floor Apartment Located In a Private Development With Secure Underground Gated Parking
- All Accommodation Is Accessed Via A Large Hallway Which Benefits From Ample Storage And A Bathroom For Convenience
- Three Excellent Double Bedrooms All Of Which Benefit From An Individual Luxury En-Suite Shower Room In Addition To The Main Bathroom
- Immaculate Open Plan Living, Kitchen/ Dining Area With A Modern Layout, Fully Intergrade Appliances And 270 Degree Views Serviced By A Useful Utility Room
- Expansive Communal Gardens And A Plethora Of Amenities Such As A Gym, Cinema Room, Business Centre And Much More
- Located In The Centre Of Solihull, Walking Distance To Solihull Station And All Other Amenities

HALLWAY

LIVING/KITCHEN & DINING AREA

UTILITY ROOM

BEDROOM ONE

ENSUITE

BEDROOM TWO

ENSUITE

BEDROOM THREE

ENSUITE

BATHROOM

TOTAL SQUARE FOOTAGE

124 sq.m (1335 sq.ft) approx.



OUTSIDE THE PROPERTY

UNDERGROUND PARKING

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge/freezer, Siemens dishwasher, Siemens washer/dryer and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains electric and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £3,540 pa. Ground rent - Nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR



TOTAL FLOOR AREA: 124.0 sq.m. (1335 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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