



The Pavilion 325a Blossomfield Road, Solihull, B91 1TE

Offers Around £399,950

A Unique Two Bedroom Detached Bungalow Built By Elegant Homes Set In A Gated Development With Pretty Gardens And Also Enjoying The Benefit Of Communal Grounds

- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking
- Enclosed Porch
- Hallway
- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom

Blossomfield Road is one of the main arterial roads leading into the town centre of Solihull passing secondary school campuses, Solihull College and Tudor Grange Park and leisure centre, opposite which is access to Solihull's main line London to Birmingham railway station.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park and on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Constructed in 2007 by Elegant Homes The Pavilion is set within a gated complex with Winchester Manor apartment block. This unique detached bungalow set within its own grounds and boundary also has the benefit of access and usage of the communal grounds. Completed to a high standard with pretty garden the property is approached via a gated entrance with security intercom system leading to the communal area where there is allocated parking. The bungalow sits within a fenced garden accessed via a gateway and path leading to the accommodation.

Enclosed Porch

UPVC sealed unit double glazed leaded light entrance door, UPVC sealed unit double glazed side windows, tiled floor, further UPVC sealed unit double glazed door with patterned glass leading to hallway.

Hallway



Cloaks cupboard with hanging rail and hooks, central heating radiator, oak flooring, airing cupboard, doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 11'11" x 11'9" (3.63m x 3.58m)



UPVC sealed unit double glazed window to front, UPVC sealed unit double glazed French doors leading out to garden, wall mounted electric fire, central heating radiator, oak flooring.

Kitchen 10'8" x 9'11" (3.25m x 3.02m)



Range of wall, drawer and base units with work surface over, stainless steel sink with mixer tap, tiling to splashbacks, John Lewis integrated electric oven with Neff electric hob and extractor over, space and plumbing for washing machine and dishwasher, wall mounted Baxi gas fired central heating boiler, fitted fridge and freezer, tiled floor, central heating radiator, UPVC sealed unit double glazed window to rear, UPVC sealed unit double glazed French doors to conservatory.

Conservatory 12'11" x 11'5" (3.94m x 3.48m)



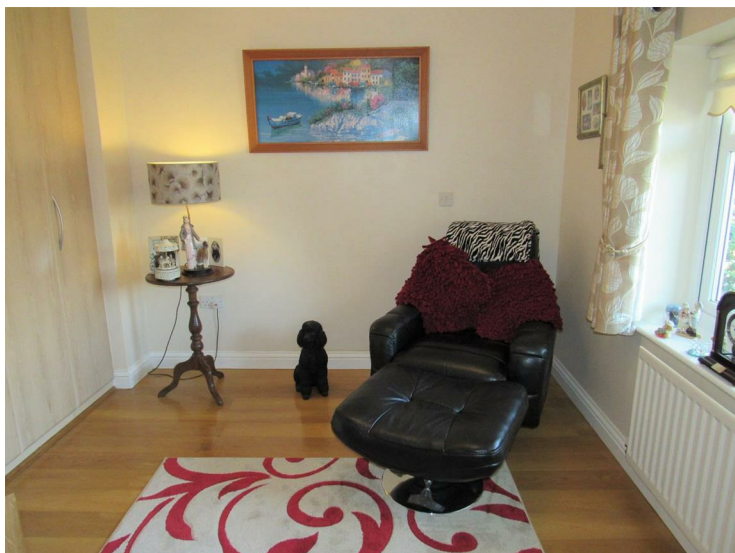
UPVC sealed unit double glazed windows, matching French doors to garden, ceiling fan light, two central heating radiators.

Bedroom One 11'8" max x 9'10" max to wardrobes (3.56m max x 3.00m max to wardrobes)



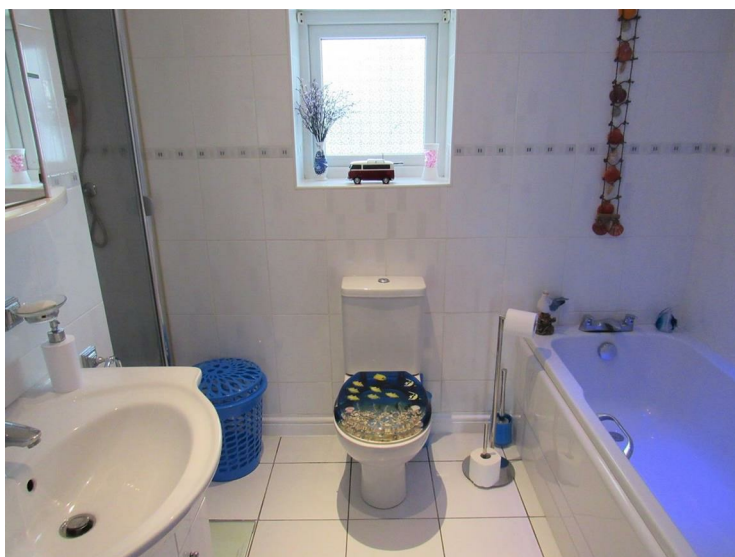
UPVC sealed unit double glazed window to side, fitted cream fronted wardrobes with part mirrored doors, matching mirror, remote controlled down lights to wardrobes, oak flooring, central heating radiator.

Bedroom Two/Sitting Room 11'8" x 8'11" (3.56m x 2.72m)



UPVC sealed unit double glazed window to front, fitted wardrobes, central heating radiator, oak flooring.

Bathroom



Modern suite of panelled bath, separate shower tray with pivotal door and mains shower over, low flush WC, wash hand basin with vanity cupboard beneath, tiled floor, extractor fan, wall mounted chrome effect towel rail, UPVC sealed unit double glazed window to rear.

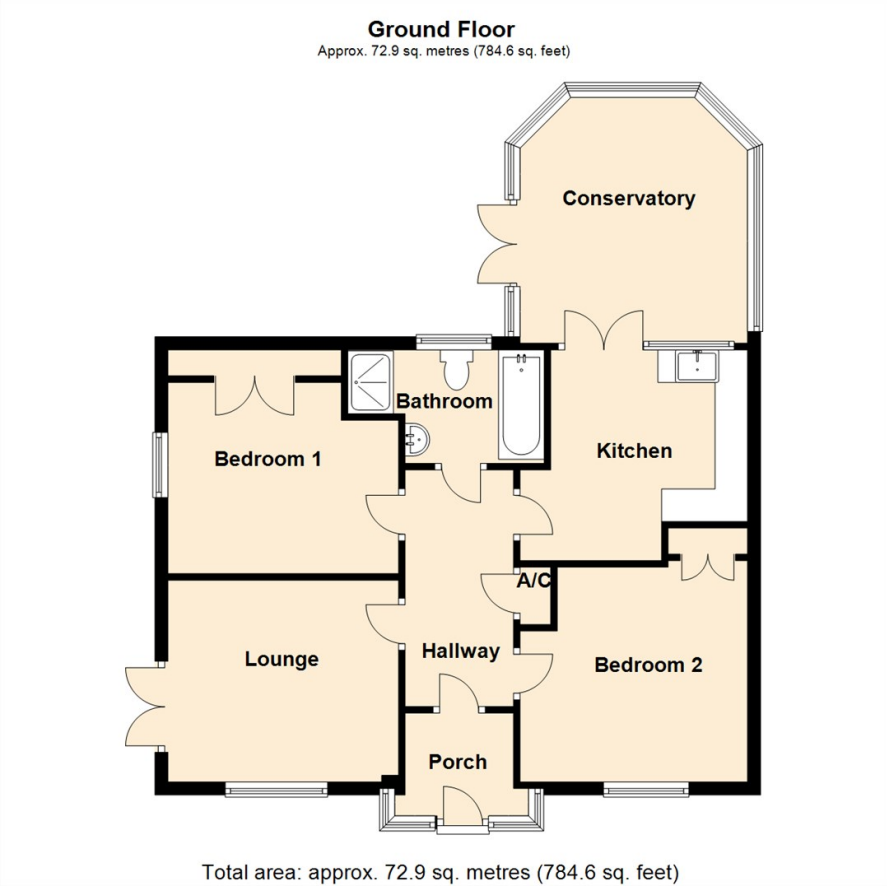
Gardens

The rear, side and front gardens have been beautifully laid out with brick set and Cotswold stone patios, Astro turf lawns complemented by well stocked shrubbery beds and flower borders, garden shed with power point, outside lighting, water tap, gateway leading to the communal grounds and allocated parking.

Tenure

We are advised that the property is Freehold, however a contribution of £494.05 per half year service charge is payable for the upkeep of the communal grounds, security gates and private refuse collection.

Floor Plan



LOCATION
Leaving the town centre of Solihull via Blossomfield Road proceed past Tudor Grange Park And Alderbrook School, straight on at the traffic lights, a continuation of Blossomfield Road where the property will be found on the left hand side.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.