



smarthomes



- A Five Bedroom Family Home
- Two Reception Rooms & Conservatory
- Dining Kitchen
- Four Piece Family Bathroom & En-Suite Shower Room

## Blossomfield Road, Solihull, West Midlands, B91 1TH

A substantial semi detached family home built circa 1901 retaining many period features and boasting generous accommodation comprising two reception rooms, dining kitchen, conservatory, guest WC, five bedrooms, en-suite shower room, re-fitted four piece family bathroom, generous rear garden, off road parking and garage.



## 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 off road parking extending to garage door and UPVC double glazed door leading into



### Enclosed Porch

With ceiling light point and attractive hardwood front door with obscure glazed insert leading through to



### **Impressive Reception Hallway**

With tiled flooring, stairs leading to the first floor accommodation with spindle balustrade and under-stairs storage cupboard, coving to ceiling, exposed brickwork, window to front, ceiling light point with decorative rose and doors leading off to



### **Reception Room One to Front**

19' 2" into bay x 12' 11" (5.84m x 3.94m) With double glazed bay window to front elevation, feature period style fireplace with living flame effect gas fire, ceiling light point with decorative rose, coving to ceiling and radiator



### **Reception Room Two to Rear**

12' 6" x 12' 0" (3.81m x 3.66m) With coving to ceiling, ceiling light point, vertical radiator, double glazed French doors leading out to the rear garden, attractive reclaimed cast iron fireplace with wooden surround and tiled hearth, exposed floorboards and picture rail

### **Guest WC**

With low flush WC, wall mounted wash hand basin, window, tiling to splashback areas and tiled flooring

### **Dining Kitchen to Rear**

Being fitted with a range of wall drawer and base units incorporating glazed display cabinets, marble effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob, inset eye-level electric oven and grill, space and plumbing for dishwasher, tiled flooring, spot lights to ceiling, glazed door to conservatory, double glazed window to rear, door to garage and opening to dining area with double glazed bay window to rear elevation, picture rail, coving to ceiling, ceiling light point and schoolhouse style radiator

### **Conservatory**

11' 0" x 7' 11" (3.35m x 2.41m) Having double glazed windows with stained glass inserts, double glazed door to garden, ceiling light point and radiator

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, radiator, door to storage cupboard with shelving and further doors leading off to

#### **Bedroom One to Rear**

13' 1" x 12' 0" (3.99m x 3.66m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

#### **Bedroom Two to Front**

10' 3" x 9' 5" *plus fitted wardrobes* (3.12m x 2.87m) With double glazed window to front elevation, fitted wardrobes with mirror fronted doors, wall mounted radiator, ceiling light point and door leading into

#### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising low flush WC, pedestal wash hand basin and walk-in shower with electric shower, heated towel rail, tiling to splashback areas and tiled flooring

#### **Bedroom Three to Rear**

12' 0" x 8' 1" (3.66m x 2.46m) With double glazed window to rear elevation, wall mounted radiator, ceiling light point and vanity sink unit

#### **Bedroom Four to Front**

15' 2" x 6' 6" (4.62m x 1.98m) With double glazed window to front elevation, wall mounted radiator and ceiling light point

#### **Bedroom Five to Front**

7' 11" x 7' 4" (2.41m x 2.24m) With double glazed window to front elevation and ceiling light point

#### **Re-Fitted Four Piece Family Bathroom to Rear**

Being re-fitted with a modern four piece white suite comprising freestanding bath with floor mounted mixer tap, low flush WC, pedestal wash hand basin and walk-in shower cubicle with rainfall shower and additional handheld shower attachment, metro tiling to splashback areas, decorative tiling to floor, double glazed window to rear elevation, decorative vertical radiator and ceiling light point

### **Generous Rear Garden**

Being mainly laid to lawn with block paved patio extending to decked patio, mature trees, shrub borders and fencing and hedging to boundaries

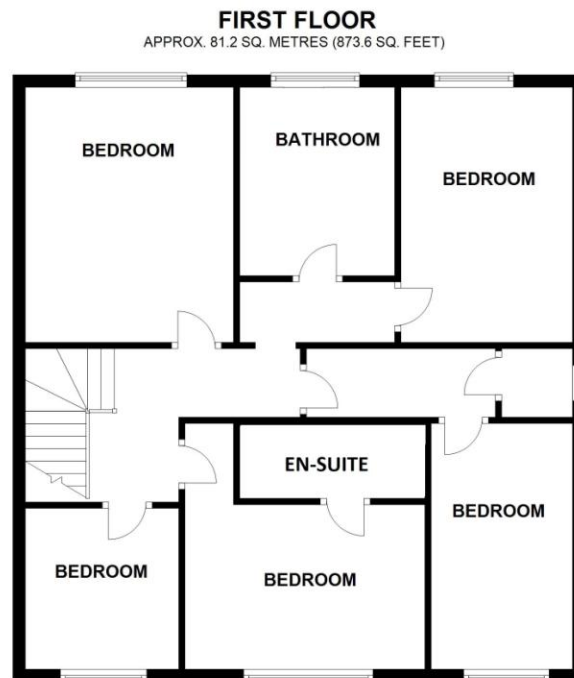
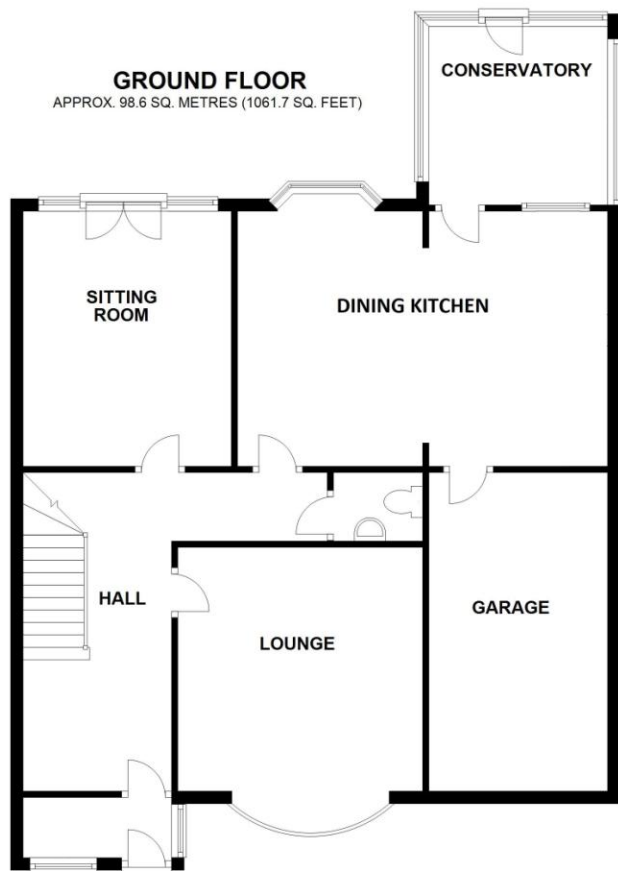
### **Garage**

23' 6" x 5' 10" (7.16m x 1.78m) With space and plumbing for washing machine, garage doors to driveway, ceiling light point and power points

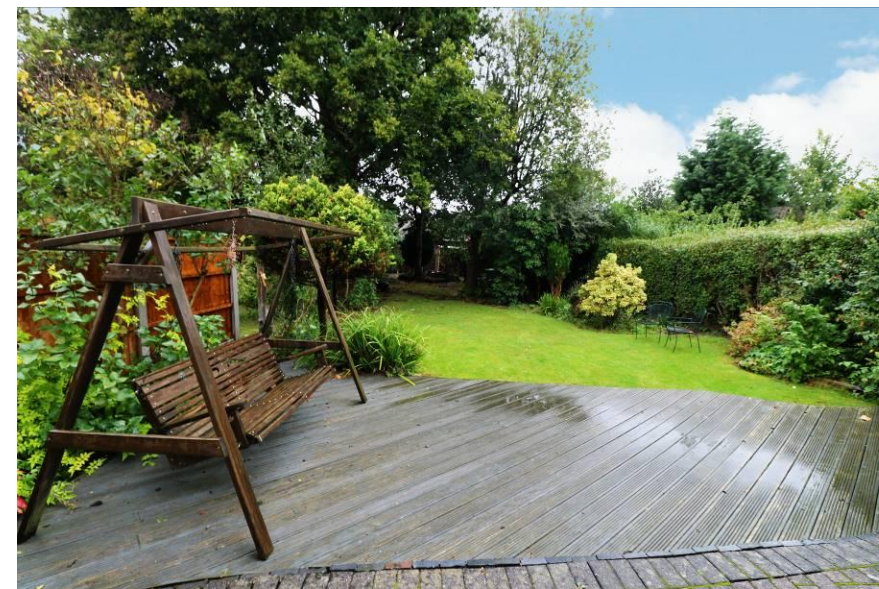
### **Tenure**

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 vendor





TOTAL AREA: APPROX. 179.8 SQ. METRES (1935.4 SQ. FEET)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.