



smarthomes



- A Stylish & Extended Semi-Detached Property
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Two Spacious Reception Rooms

Blossomfield Road, Solihull, West Midlands, B91 1TE

Offers Over £625,000

A stylish extended semi-detached family home situated in a most convenient location and offering accommodation comprising two spacious reception rooms, conservatory, extended & re-fitted breakfast kitchen, utility, guest W.C, four double bedrooms, two en-suite shower rooms, luxury family bathroom, Southerly facing rear garden, garage and driveway parking. Council Tax Band – F. EPC Rating - 57



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 deep block paved driveway providing ample off road parking with planted borders and a leaded glazed door leading into



Enclosed Porch

With leaded glazed windows to property frontage and side, wall lighting and a further leaded glazed door with matching side windows leading to



Entrance Hallway

With Amtico flooring, wall panelling, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

15' 6" x 12' 4" (4.72m x 3.76m) With a superb secondary glazed feature bay window with coloured glass to front elevation, wall mounted radiator, ceiling light point, Amtico flooring and a contemporary floating electric fire



Reception Room Two to Rear

19' 1" x 12' (5.82m x 3.66m) With Amtico flooring, wall mounted radiator, ceiling light point, feature media wall with inset gas fire and UPVC double glazed French doors leading to



Conservatory

12' 3" x 11' 4" (3.73m x 3.45m) With double glazed windows, self cleaning glazed roof, tiled flooring, ceiling light point, double glazed French doors leading out to the rear garden and glazed doors leading to

Extended Re-Fitted Breakfast Kitchen

21' 7" x 13' 0" max (6.58m x 3.96m max)

Being re-fitted with a range of wall, base and drawer units with a marble work surface over incorporating an inset sink bowl with mixer tap over. Space for gas Range style cooker with extractor hood over, space and plumbing for dishwasher, tiling to floor, two radiators, ceiling spot lights, vaulted ceiling with two Velux roof windows, double glazed bi-fold doors to the rear aspect and part glazed door to

Utility Room

20' 8" x 7' 1" (6.3m x 2.16m) Fitted with a range of wall and base units with a work surface over incorporating a sink bowl with mixer tap. Double opening doors leading to rear garden, double glazed door to side and ceiling light point

Guest W.C

Being fitted with a white suite comprising a low flush W.C and floating wash hand basin. Tiling to splash back areas and floor and ceiling light point

First Floor Landing

With ceiling light point, stairs rising to second floor and doors leading off to

Master Bedroom Suite

21' 1" max x 15' 7" max (6.43m max x 4.75m max)

With a superb secondary glazed feature bay window with coloured glass and additional window to front elevation, wall lighting, radiator, a comprehensive range of fitted furniture and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Contemporary radiator, tiling to splash prone areas and floor and ceiling light point

Bedroom Two to Rear

13' 1" x 12' 5" (3.99m x 3.78m) With double glazed bay window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Three to Rear

12' 7" x 12' (3.84m x 3.66m) With double glazed window to rear elevation, radiator and ceiling light point

Luxury Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window

Second Floor Bedroom Four to Rear

16' max x 11' 11" max (4.88m max x 3.63m max) With Velux roof windows to front and rear elevations, radiator, ceiling light point, wooden flooring and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Velux roof window, radiator, tiling to splash prone areas and floor and ceiling light point

Southerly Facing Rear Garden

Being mainly laid to lawn with block paved patio areas, cold water tap, external security lighting, well stocked shrub borders and panelled fencing to boundaries

Garage

15' 11" x 8' 8" (4.85m x 2.64m) With side hung doors to property frontage, ceiling light point, pressurised water tank and wall mounted gas central heating boiler

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 Nigel Hodges. Current council tax band - F

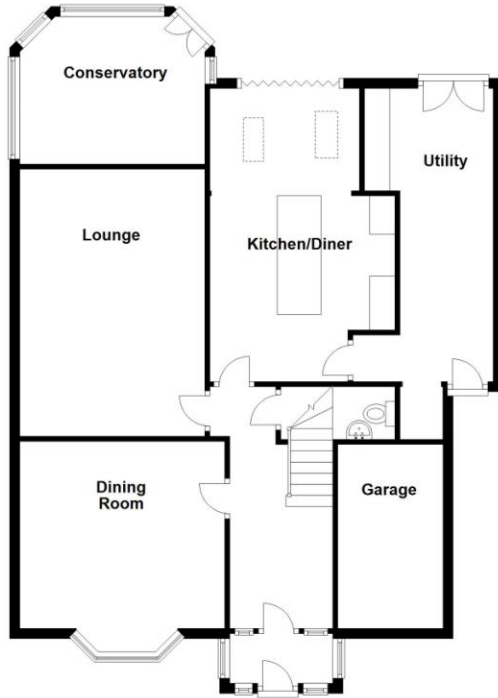






Ground Floor

Approx. 102.7 sq. metres (1105.1 sq. feet)



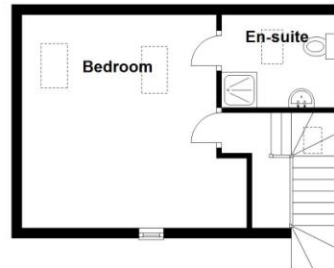
First Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Second Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 194.5 sq. metres (2093.6 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are 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 are advised to recheck the measurements.