



£290,000 Offers In Excess Of  
Blossomfield Road, Solihull, B91 1TE  
Apartment | 2 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Two Bedroom Apartment
- Master Bedroom with Ensuite
- Top Floor Apartment
- No Upward Chain
- Lift Access
- Private Gated Parking
- Sought after location close to Solihull Town Centre

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented two-bedroom top floor apartment situated in this most sought after location in Solihull. Viewing highly recommended!

## Main Particulars

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### 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

### Full Details:

- Entrance Hall with Storage cupboard, spotlights to ceiling and radiator.
- Open plan Living /Kitchen Area is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets, sink and drainer unit with mixer tap, integrated oven with extractor hood over, integrated fridge, freezer, dishwasher and wine fridge.
- Two Double bedrooms both with double glazed windows, central heating radiators and fitted wardrobes. The master bedroom benefits from an ensuite shower room. Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.
- Family Bathroom comprising of a low level W.C, vanity wash hand basin and shower cubicle with wall mounted shower over.
- Communal Garden - Laid to lawn, shared garden area.
- Two allocated parking spaces.

We are advised that the property is Leasehold with the vendor currently owning a share of the freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such

in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

**PLANNING PERMISSION AND BUILDING REGULATIONS:** It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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