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YOUR PREMIUM AGENT

**49 BLOSSOMFIELD ROAD
SOLIHULL
B91 1NB**

Superb, large family bungalow, perfectly located close to Solihull Town Centre & Station. Boasting fantastically flexible, light and spacious accommodation, set within a lgenerous plot backing onto Tudor Grange Park.

49 BLOSSOMFIELD ROAD

Built in the 1950's and extended in 1988 this superb home, boasts 4/5 bedrooms, 5 reception rooms, 3 bathrooms, a large double garage with plenty of parking set neatly back from the road and enjoys a private south easterly facing garden.





From the porch the home opens up into a wonderfully bright and spacious hall way from which the accommodation radiates off. A generous kitchen to the left provides access to a large utility and access to the double garage. An additional front entrance allows access from outside directly into utility, great for welcoming muddy children and dogs!

From the hall, looking onto the garden there's a large lounge with wonderful brick built feature fireplace, leading through to a television snug with sliding doors into the conservatory, perfect for gazing onto the garden or quietly reading a book.

To the right of the hall, a formal dining room looks out onto the garden and leads to a large home office which has previously been used as a double bedroom.







Passing through the hall, there's a lovely family bathroom to the right. The rear hallway then offers stairs to two further very large bedrooms with shared shower room and extensive storage both in the form of wardrobes but also a wonderful store room in the eaves.

To the far end of the property lies the principal suite with views onto the garden benefitting from a generous en-suite with large walk-in shower. There is also another smaller bedroom adjacent, which could easily be an additional office space, music room or children's bedroom.

In short the rooms throughout this property offer fantastic flexibility.





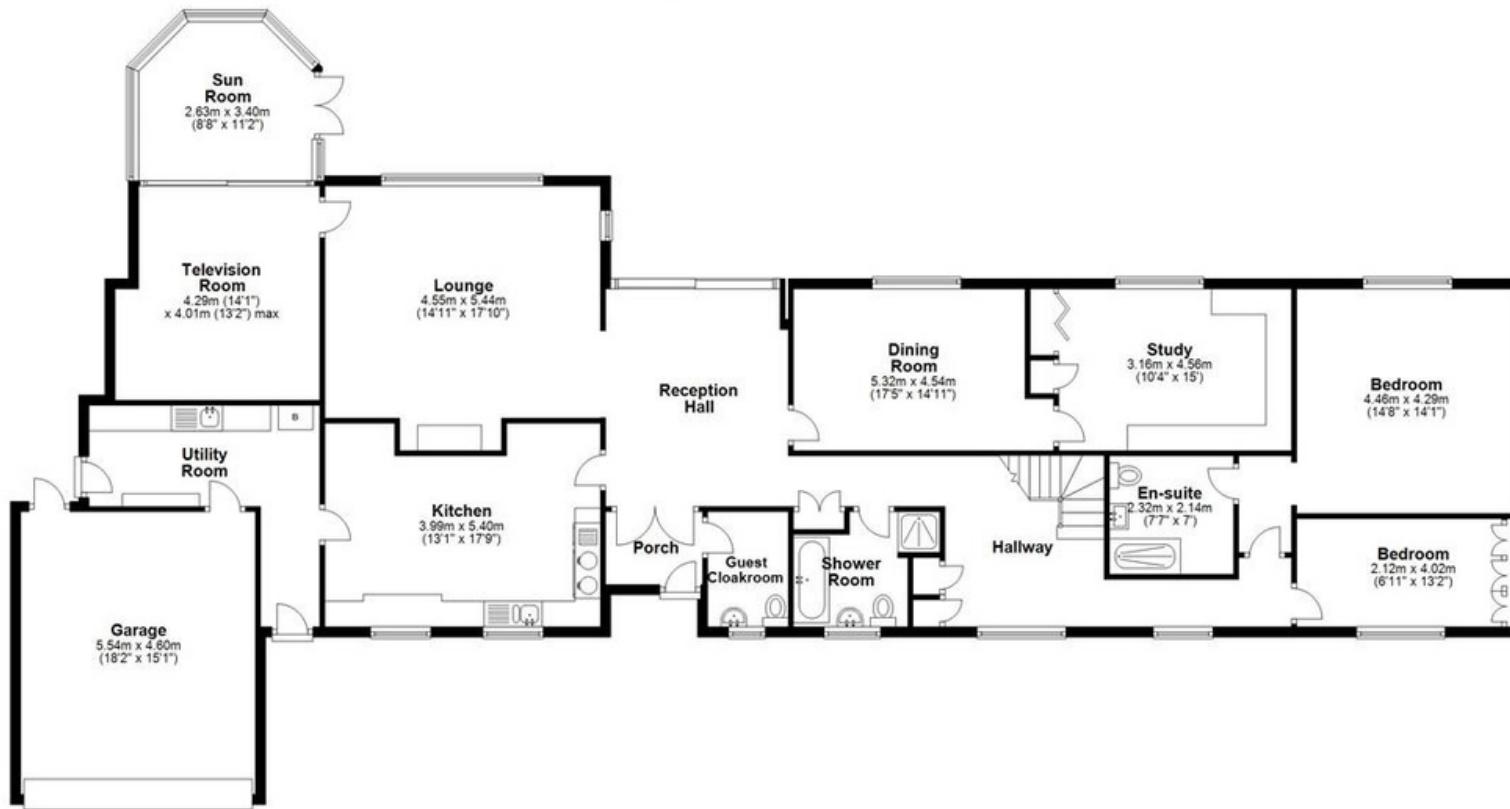


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The rear garden mainly laid to lawn with mature planted borders is private and tranquil with a generous patio that offers the perfect setting for alfresco dining, with the added bonus of access from the rear garden directly onto Tudor Grange Park.



Ground Floor
Approx. 233.8 sq. metres (2516.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	66
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	
England & Wales		EU Directive 2002/91/EC

First Floor

Main area: approx. 90.6 sq. metres (975.2 sq. feet)
Plus store room: approx. 14.3 sq. metres (153.9 sq. feet)



Main area: Approx. 324.4 sq. metres (3491.5 sq. feet)

Plus store room: approx. 14.3 sq. metres (153.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plans produced using PlanUp.

FEATURES

- 4/5 Bedrooms
- Three Bathrooms
- Five Reception Rooms
- Exceptionally Bright & Spacious Accommodation
- 5 Minute Walk to Solihull Train Station
- Large South East Facing Garden
- Double Garage and Driveway

SIZE

Total - 3,419.5 sq ft

SOLIHULL METROPOLITAN BOROUGH COUNCIL - F

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



LOCATION

Merely a stone's throw from Solihull Town Centre, which boasts top-tier state and private schools and just a few minutes walk to Solihull Train Station, the location is unparalleled. The acclaimed Touchwood Shopping Centre, numerous shops, eateries, bars, the John Lewis department store, and Waitrose are all conveniently nearby. The Tudor Grange Leisure Centre is a brisk 10-minute walk, and the Birmingham International Airport is a brief 10-minute drive. Moreover, access to the M42 Junction is a mere 5 minutes drive away.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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