



296 Blossomfield Road, Solihull B91 1TH

Price Guide **£450,000**

- Requiring Complete Renovation
- 3/4 Bedrooms
- Three Reception Rooms
- Scope For Enlargement (STPP)
- Close Proximity to Tudor Grange Academy
- Energy Efficiency Rating - E

0121 709 3300

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A fantastic opportunity has arisen to acquire a superbly positioned 3/4 bedroom detached requiring complete renovation/ refurbishment that sits within a large plot offering tremendous scope for enlargement (STPP)& located within proximity to Tudor Grange Academy. The property is not for the faint hearted & will require major building work to complete the project but will appeal to somebody looking to put their stamp on a property & create a fabulous family home. The flexible accommodation on offer consists of a large entrance hall, two reception rooms, kitchen, utility/wc, family room, ground floor bedroom, 4, wc, three further bedrooms, shower room, garage, good size established garden. **No Chain**

APPROACH

Via a wide driveway that enables off-road parking for several vehicles leading an enclosed storm porch. To the right of the property there are double gates with hard standing for a large caravan / potential to extend.

HALLWAY

Enclosed storm porch entrance that leads to the hallway with stairs rising for first floor landing, single panel radiator, wall light points, original wood panelled walls, doors leading to the front and reception rooms, kitchen and entrance of the garage.

FRONT RECEPTION

17' 9" (5.4M) X 10' 10" (3.3M)

Original tiled fireplace, single panel radiator, ceiling light point, two original stained-glass picture windows to the side aspect, double glazed bay window to the front aspect.

REAR RECEPTION ROOM

16' 9" (5.1M) X 10' 10" (3.3M)

Original brick fireplace, original wood panelling to walls, ceiling light point, double panel radiator, double glazed sliding patio doors to the garden and door to the ground floor bedroom.

GROUND FLOOR BEDROOM

12' 6" (3.8M) X 11' 10" (3.6M)

Double panel radiator, ceiling light point, double glazed window to front aspect and door to:-

ADDITIONAL ROOM / STUDY

11' 10" (3.6M) X 10' 10" (3.3M)

Hand wash basin, door to WC, double glazed window to the rear aspect.

KITCHEN

15' 9" (4.8M) X 11' 6" (3.5M)

Fitted with range of wall and base units with co-ordinated worksurfaces, stainless steel single drainer sink unit, provision for a gas cooker, double glazed window, door to side utility room and double glazed sliding doors to the rear garden.

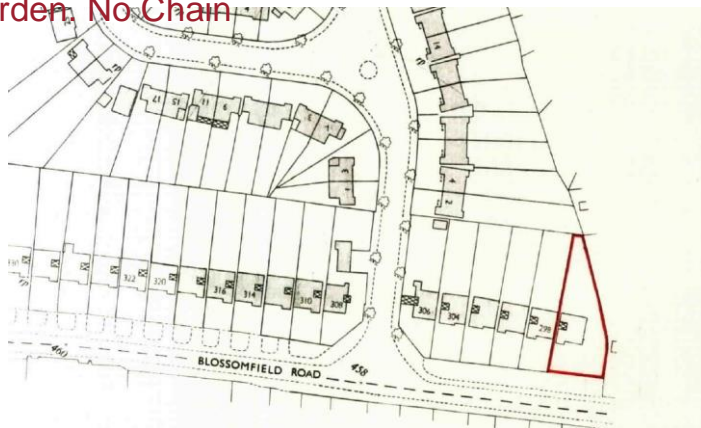
UTILITY

8' 2" (2.5M) X 6' 3" (1.9M)

Wall and base units with co-ordinated worksurfaces, wall mounted Worcester combi boiler, door to cloakroom / WC.

CLOAKROOM / WC

Low level flush WC.



FIRST FLOOR LANDING

Original stained-glass window to the side aspect, doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

BEDROOM ONE (FRONT)

17' 9" (5.4M) X 11' 2" (3.4M)

Double glazed bay window to the front aspect, single panel radiator, ceiling light point.

BEDROOM TWO (REAR)

16' 9" (5.1M) X 11' 2" (3.4M)

Double glazed bay window to the rear aspect, single panel radiator, ceiling light point.

BEDROOM THREE (FRONT)

10' 10" (3.3M) X 9' 6" (2.9M)

Single panel radiator, ceiling light point, double glazed window to the front aspect.

SEPARATE WC

Low level flush WC, window to side aspect.

SHOWER ROOM

Modern shower room comprises double shower enclosure with Aqualisa thermostatic shower unit and glass shower screen, hand wash basin with vanity cupboard beneath, chrome towel radiator, built-in airing cupboard, ceramic tiling to walls.

GARDEN

Extensive garden which is mainly laid to lawn with a wood panel fence perimeter, mature shrubs and trees. A paved path & hardstanding to the side for a Caravan or similar vehicle.

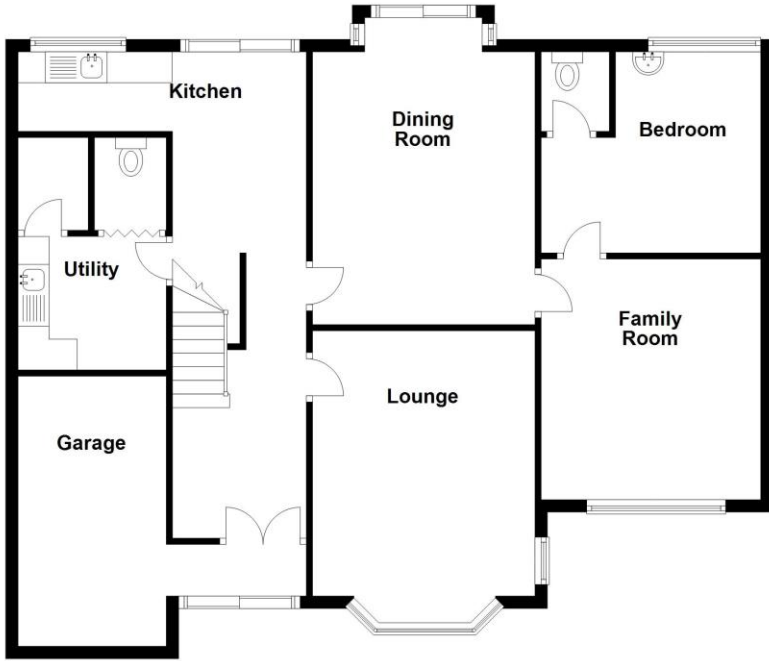
GARAGE

15' 1" (4.6M) X 7' 3" (2.2M)

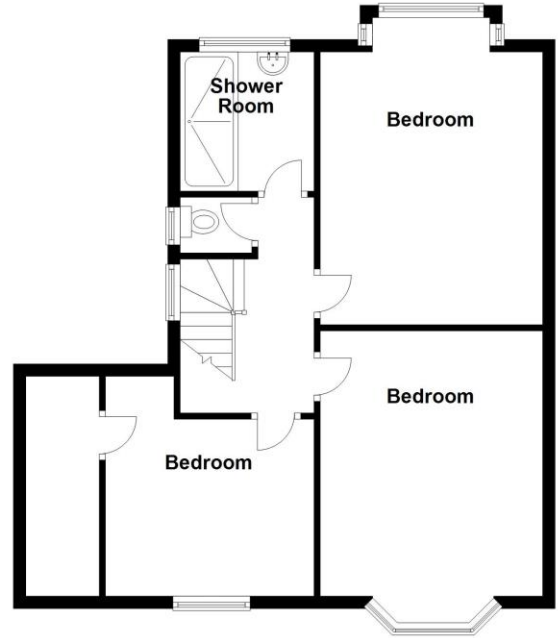
Power and lighting and double doors.



Ground Floor
Approx. 103.2 sq. metres (1111.3 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 165.0 sq. metres (1775.6 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 67 |
| (39-54) | E | | |
| (21-38) | F | 39 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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