



smarthomes

## Redstone Farm Road

Solihull, West Midlands, B28 9NT

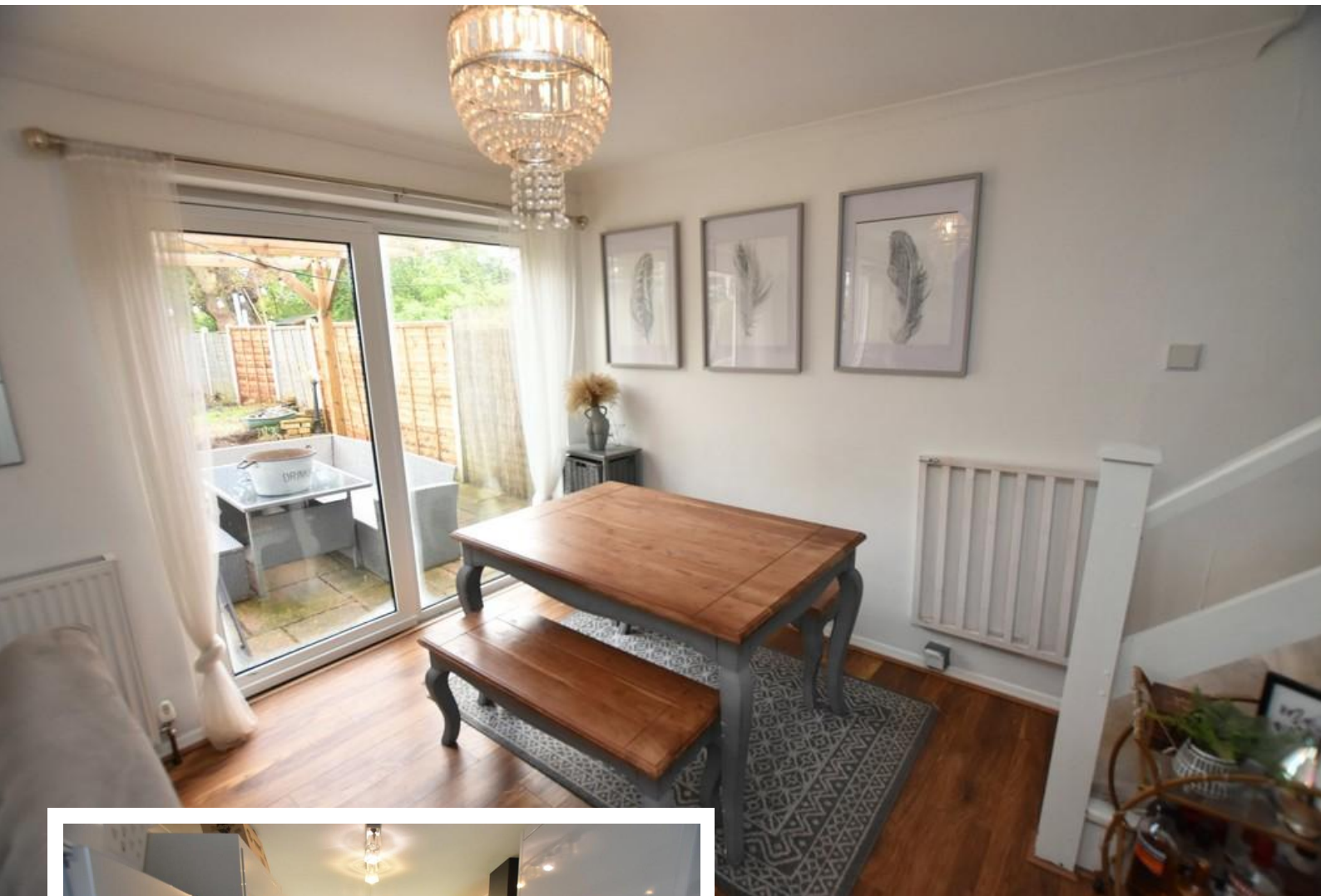
- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Lounge Diner, Conservatory & Re-Fitted Breakfast Kitchen
- Home Office

**Offers Over £290,000**

EPC Rating 71

Current Council Tax Band C





## 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 lawned fore garden and tarmac driveway providing off road parking extending to gated side access and UPVC double glazed door leading through to



### Entrance Hallway

With ceiling light points, coving to ceiling, feature decorative tiled flooring, dado rail, useful storage cupboard, radiator and doors leading off to

### Re-Fitted Breakfast Kitchen to Front

18' 4" x 6' 10" (5.59m x 2.08m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, five ring Bosch gas hob with feature splashback and extractor canopy over, inset eye-level AEG oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar seating area, radiator, ceiling light points, coving to ceiling, tiled flooring and double glazed window to front



### Utility

4' 3" x 7' 8" (1.3m x 2.34m) With wall mounted Vaillant boiler, under-floor heating, space for tumble dryer and door to

### Home Office to Front

11' 4" x 8' 4" (3.45m x 2.54m) With ceiling light point, double glazed window to front elevation, under-floor heating, UPVC obscure double glazed door to side and wood effect tiled flooring



### Lounge Diner to Rear

11' 9" x 19' 6" (3.58m x 5.94m) With double glazed sliding patio doors leading out to the rear garden, two ceiling light points, coving to ceiling, radiator, Smeg electric fireplace with wooden mantle over, stairs leading to the first floor accommodation, wood effect flooring and further double glazed doors leading into

### Conservatory

11' 6" x 12' 0" (3.51m x 3.66m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, wall lighting, radiator, ceiling light with fan and laminate flooring



### Accommodation on the First Floor

### Landing

With ceiling light point, coving to ceiling, obscure double glazed window to side, loft hatch and doors leading off to



### Bedroom One to Rear

12' 0" x 9' 8" (3.66m x 2.95m) With double glazed window to rear elevation, coving to ceiling, radiator, feature panelling, ceiling light point and fitted wardrobes with mirrored doors

### Bedroom Two to Rear

19' 8" x 10' 6" (6m x 3.2m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

### Bedroom Three to Front

7' 6" x 9' 8" (2.29m x 2.95m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and feature panelling

### Family Bathroom to Front

4' 5" x 10' 6" (1.35m x 3.2m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to walls, ladder style radiator, storage cupboard and ceiling light point



### Rear Garden

Being mainly laid to lawn with paved patio, raised borders, fencing to boundaries, mature shrubs and bushes, storage to rear with lighting, side access and paved pathway

### 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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.