



Redbrooks Close, Solihull

Guide Price £610,000



PROPERTY OVERVIEW

Situated on the popular Hillfield estate in a quiet cul de sac location a fantastic opportunity to purchase this four bedroom detached originally built by Brian Homes. This property has been well maintained, benefits from gas central heating, double glazing and has the added attraction of a large south facing rear garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, guest cloakroom, living room, dining room, re fitted kitchen, conservatory, large utility room, four bedrooms, en-suite shower room, family bathroom and a south facing garden.

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





Council Tax band: E

Tenure: Freehold

- Popular Hillfield Estate
- Four Bedroom Detached
- Tudor Grange Academy Catchment
- Living Room
- Dining Room
- Re Fitted Kitchen
- Large Utility Room
- Conservatory
- South Facing Garden





ENCLOSED PORCH

ENTRANCE HALL

11' 9" x 5' 5" (3.59m x 1.66m)

GUEST CLOAKROOM

8' 0" x 2' 7" (2.45m x 0.79m)

LIVING ROOM

17' 0" x 11' 7" (5.19m x 3.54m)

DINING ROOM

11' 9" x 8' 6" (3.57m x 2.60m)

KITCHEN

13' 9" x 8' 1" (4.19m x 2.47m)

CONSERVATORY

13' 1" x 9' 10" (4.00m x 3.00m)

UTILITY ROOM

16' 9" x 7' 9" (5.11m x 2.37m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 11' 10" (3.63m x 3.60m)

EN-SUITE SHOWER ROOM

6' 1" x 5' 3" (1.85m x 1.59m)

BEDROOM TWO

11' 7" x 10' 6" (3.54m x 3.20m)

BEDROOM THREE

8' 8" x 8' 7" (2.63m x 2.61m)

BEDROOM FOUR

9' 5" x 6' 11" (2.86m x 2.12m)



**BATHROOM**

7' 7" x 5' 6" (2.32m x 1.68m)

TOTAL SQUARE FOOTAGE

Total floor area: 117.3 sq.m. = 1263 sq.ft. approx.

OUTSIDE THE PROPERTY**SOUTH FACING GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, fitted wardrobes in one bedroom, some light fittings and a garden shed.

ADDITIONAL INFORMATION

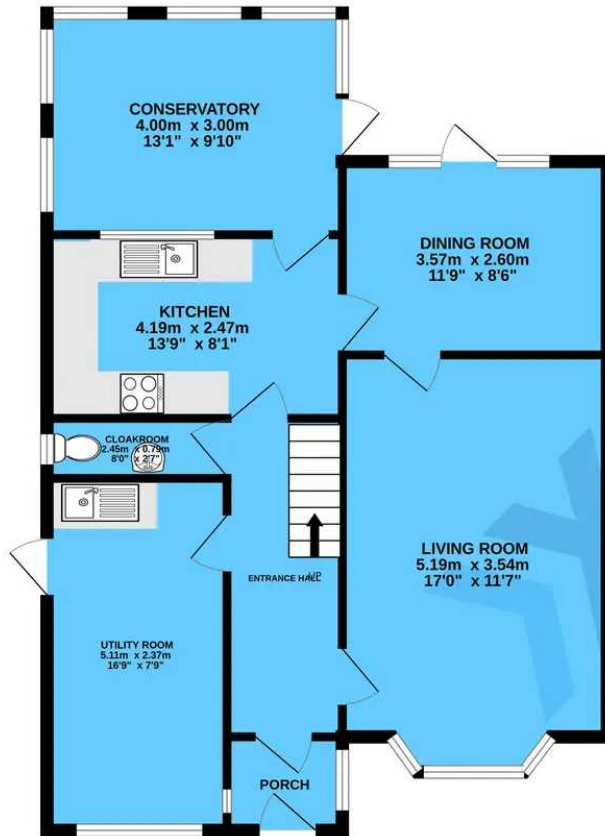
Services - mains gas, electricity and mains sewers.
Broadband - EE.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
73.1 sq.m. (787 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 117.3 sq.m. (1263 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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