



74 REDLANDS ROAD, SOLIHULL, B91 2LT

ASKING PRICE OF £345,000

EPC: 58 Council Tax Band: C





### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Semi Detached Residence
- Three Bedrooms
- Office at end of garden
- Spacious Lounge
- Garage & Driveway
- Double Glazing & Gas Central Heating
- Walking Distance of Solihull Town Centre



A three bedroom traditional style semi detached residence situated in a popular location with walking distance of Solihull town centre. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; spacious lounge, breakfast kitchen, first floor landing, three bedrooms, family bathroom/wc, driveway, enclosed rear garden, garage to rear. No Upward Chain.



ENTRANCE PORCH

LOUNGE INCLUDING STAIRS 15' 8" x 13' 7" max 11' 3" min (4.78m x 4.14m 4.43m)

BREAKFAST KITCHEN 14' 5" x 11' 3" max 8' 3" min (4.39m x 3.43m 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 2" x 9' 2" (4.32m x 2.79m)

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m)

BEDROOM THREE 8' 0" x 6' 2" (2.44m x 1.88m)

FAMILY BATHROOM/WC

DRIVEWAY

ENCLOSED SOUTHERLY ASPECT REAR GARDEN

OFFICE AT END OF GARDEN

GARAGE

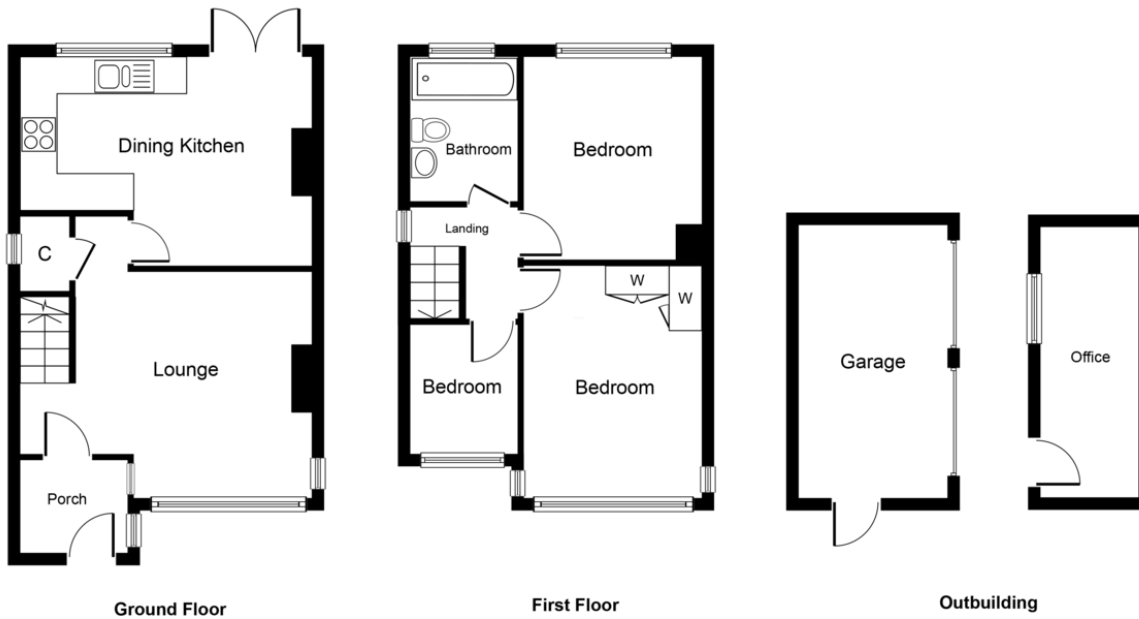


**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

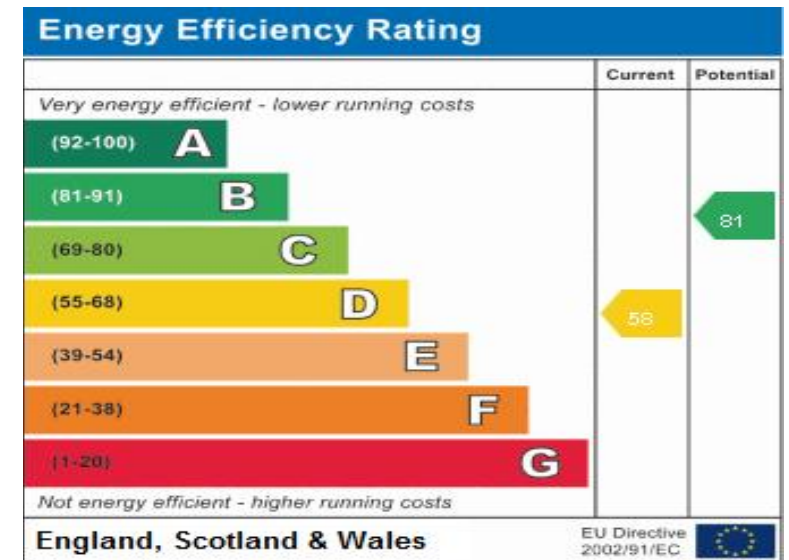




Approx. Gross Internal Floor Area 929 sq. ft. (86.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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