



Redlands Road, Solihull

Guide Price £279,950





PROPERTY OVERVIEW

Situated within easy walking distance to Solihull Town Centre, an ideal opportunity to purchase this three-bedroom semi-detached which would be ideal for a first-time purchaser. The property benefits from gas central heating, double glazing and has the added attraction of an extended kitchen to the rear with utility room to the front. The accommodation briefly comprises of recessed porch, entrance hall, sitting room, dining room, utility room, guest cloakroom, extended breakfast/kitchen, three bedrooms, bathroom, off road parking to the front and rear garden.

- Three bedroom Extended Semi Detached
- Two Reception Rooms
- Extended Kitchen
- Bathroom
- Extended Utility Room
- Off Road Parking To The Front
- Rear Garden
- Early Viewing Essential





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

Council Tax band: C

Tenure: Freehold

RECESSED PORCH

ENTRANCE HALLWAY

SITTING ROOM

13' 7" x 11' 10" (4.15m x 3.60m)

DINING ROOM

11' 10" x 10' 0" (3.61m x 3.05m)

KITCHEN

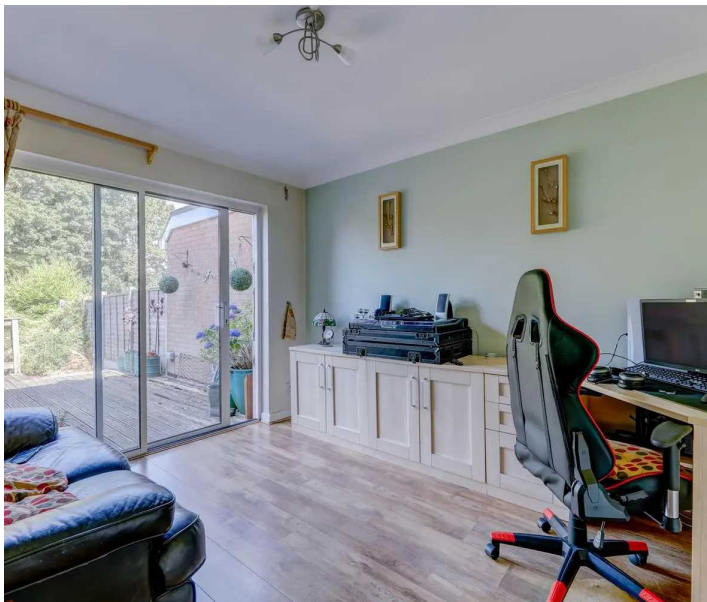
12' 9" x 11' 9" (3.88m x 3.57m)

UTILITY ROOM

10' 9" x 6' 2" (3.28m x 1.89m)

WC

6' 0" x 3' 8" (1.82m x 1.12m)





FIRST FLOOR

BEDROOM ONE

15' 3" x 10' 11" (4.66m x 3.32m)

BEDROOM TWO

8' 10" x 8' 6" (2.69m x 2.59m)

BEDROOM THREE

8' 6" x 6' 3" (2.60m x 1.91m)

BATHROOM

5' 10" x 5' 9" (1.77m x 1.74m)

OUTSIDE THE PROPERTY

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Stoves new home integrated oven, Stoves integrated hob, Tecnik extractor, Beko dishwasher (tbc), Hoover washing machine (tbc), all carpets, all curtains, all blinds, some light fittings and garden shed

ADDITIONAL INFORMATION

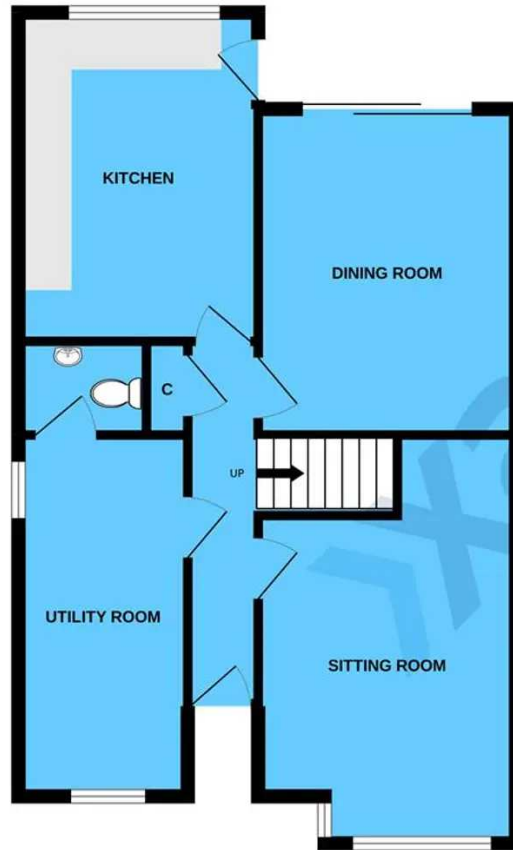
Services - Main gas, electricity and mains sewers.
Broadband - Virgin media. Loft Space - Partial boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

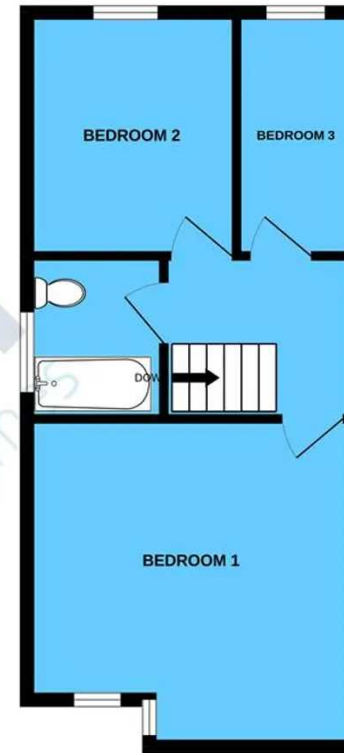
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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