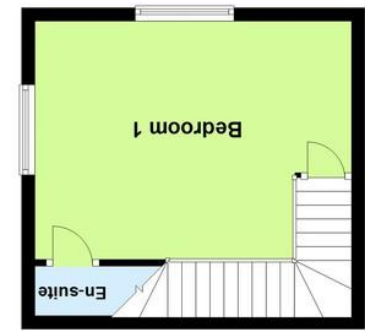
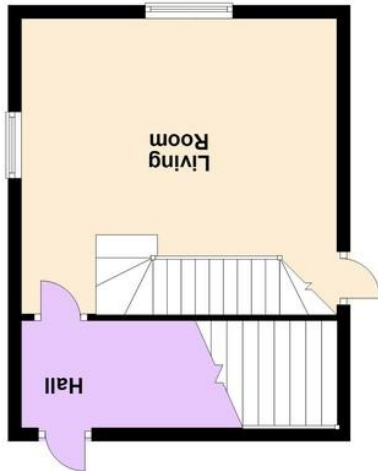


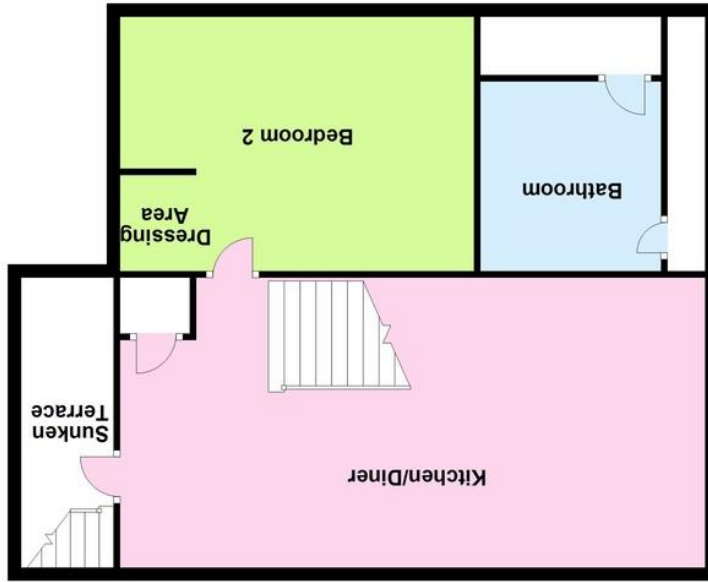
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor

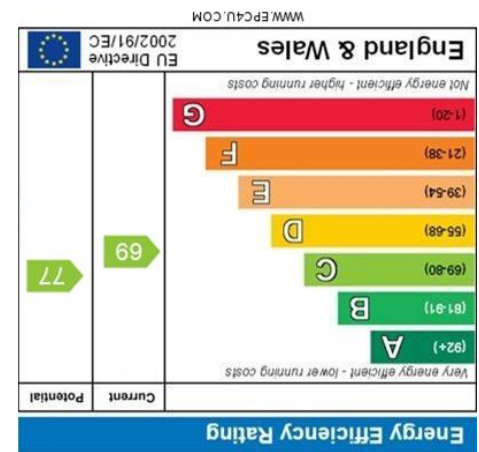


Ground Floor

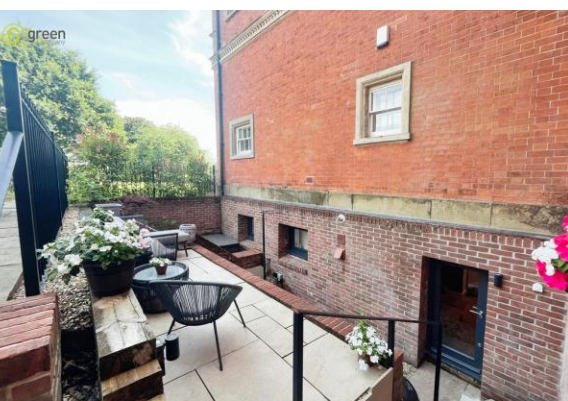


Lower Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- SPECTACULAR DUPLEX APARTMENT
- ON RED HOUSE PARK GROUNDS
- THREE FLOORS
- MASTER BEDROOM WITH MEZZANINE STORAGE AND EN - SUITE

The Redhouse, Hill Lane,
Great Barr, Birmingham, B43 6BF

Offers over £330,000



Property Description

This stunning two bedroom one of a kind duplex is on the market and is ideally positioned with easy access to public transport links to Birmingham city centre and nearby Sutton Coldfield, local amenities, green spaces, and peaceful walking routes. The property offers an abundance of unique features, it is a grade two listed building that was expertly renovated and converted into eight unique apartments that combine traditional and contemporary features. The building has high ceilings, carefully restored original sash windows and views of Red House Park. It stands as the largest duplex and spans across three storeys, offering ample space for residents.

The property comprises two spacious double bedrooms, both offering unique features. Bedroom two boasts built-in wardrobes, while bedroom one benefits from an en-suite bathroom and an abundance of natural light.

The apartment also includes two well-sized bathrooms. The main bathroom is spacious and comes with a free-standing bath and built-in storage. The upstairs en suite provides an added layer of convenience and privacy for the residents of bedroom one.

The heart of the apartment is the modern kitchen, fitted with up-to-date appliances, ample dining space, a stunning quartz worktop and built-in appliances - perfect for those who enjoy cooking and entertaining.

The property also features a spacious reception room with an open-plan layout, high ceilings, large windows that bathe the room with natural light and offer a tranquil garden view, making it a perfect space for relaxation and entertaining alike.

This property is ideal for investors, families, couples seeking a peaceful yet convenient location. With its unique features and prime location, this apartment offers a perfect blend of comfort, style, and convenience.

ENTRY HALL Tiled with double doors to entry hall and stairs leading to upper floors

HALLWAY Having wooden flooring.

FIRST FLOOR Having window to rear, ceiling light point, radiator and wooden flooring.

LOUNGE 17' 6" x 15' 8" (5.33m x 4.78m) Having ceiling light point, windows with shutter blinds.

HALL TO LOWER LEVEL/GROUND LEVEL Having two radiators and understairs storage.

KITCHEN DINER 28' 0" x 11' 0" (8.53m x 3.35m) Having spotlights, two radiators, wall and base units with Quartz worktop and splash back, built in fridge/freezer, built in dual oven, sink, tiled splash backs, dishwasher, SMEG induction hob, extractor fan. Having a patio door to sunken terrace which is private for this apartment.

AIRING CUPBOARD Housing boiler and hot water tank.

BEDROOM TWO 21' 0" x 12' 2" (6.4m x 3.71m) Having wall light points, ceiling light point, built in wardrobes and opening through to the dressing area.

BATHROOM 11' 6" x 7' 8" (3.51m x 2.34m) Having tiled flooring, ceiling light point, WC, sink, bath, radiator, tiled splash backs, storage cupboard.

SECOND FLOOR LANDING Having wall light points.

BEDROOM ONE 16' 2" x 15' 4" (4.93m x 4.67m) Having windows with shutter blinds views of red house park and an en suite.

ENSUITE With WC, sink, enclosed shower cubicle, towel radiator and ceiling light point.

STORAGE CUPBOARD Having ceiling light and space, tiled flooring and plumbing for washing machine.

SUNKEN TERRACE door from kitchen to two level sunken terrace, with paved and gravel seating areas

COMMUNAL GARDEN Grass area surrounded by flowers and shrubs with beautiful views of red house park.

Council Tax Band D Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 95 Mbps. Highest available upload speed 20Mbps.
Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is leasehold with approximately 115years remaining. Service Charge is currently running at £2442 per annum and is reviewed TBC. The Ground Rent is currently running at £250 per annum and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

