



Redlands Road, Solihull

Offers Over £320,000







## PROPERTY OVERVIEW

Nestled on a tranquil road, this charming three-bedroom semi-detached property offers a peaceful retreat while being conveniently located within a short distance from local amenities, schools, and Solihull town centre, which is within walking distance from the property. The heart of the home is the generously proportioned open plan kitchen/dining/family room, seamlessly connected to a light-filled conservatory that overlooks the manicured lawn rear garden. The living room boasts an abundance of natural light, creating a welcoming atmosphere for relaxation. Upstairs, three well-appointed bedrooms are serviced by a modern family shower room, ensuring comfort and privacy for all residents. The property also benefits from a sizeable driveway, capable of accommodating multiple vehicles, enhancing convenience for homeowners and guests alike.







Outside, the property presents a picture-perfect setting with a spacious rear garden, ideal for alfresco dining, entertaining, or simply unwinding amidst nature's tranquility. The well-manicured lawn provides a verdant backdrop, while the driveway offers ample parking space, ensuring both functionality and aesthetic appeal for the discerning homeowner. This outdoor space offers a rare opportunity to enjoy the best of both worlds – a peaceful sanctuary in close proximity to urban conveniences.

#### 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: C

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- Quiet Road Located A Short Distance From Local Amenities
- Open Plan Kitchen / Dining / Family Room
- Conservatory Overlooking Rear Garden
- Spacious Living Room
- Three Bedrooms & A Family Shower Room
- Lawn Rear Garden
- Driveway For Multiple Vehicles





## **ENTRANCE HALL**

### **LIVING ROOM**

11' 10" x 10' 2" (3.60m x 3.09m)

### **KITCHEN / DINING / FAMILY ROOM**

16' 5" x 15' 1" (5.01m x 4.60m)

### **CONSERVATORY**

11' 6" x 8' 7" (3.51m x 2.62m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

13' 9" x 10' 8" (4.18m x 3.24m)

### **BEDROOM TWO**

8' 6" x 8' 2" (2.58m x 2.50m)

### **BEDROOM THREE**

8' 2" x 6' 6" (2.49m x 1.98m)

### **SHOWER ROOM**

6' 3" x 4' 11" (1.90m x 1.51m)

### **TOTAL SQUARE FOOTAGE**

92.5 sq.m (996 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds (including black out blinds), all light fittings, fitted wardrobes in two bedrooms, underfloor heating and garden shed.

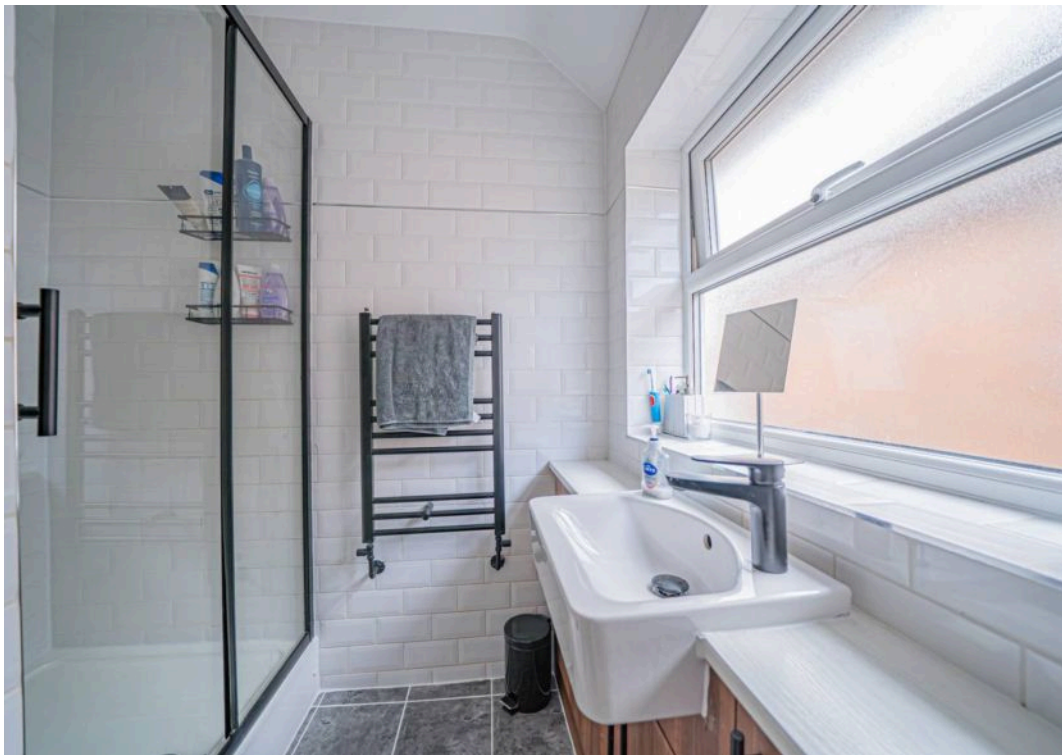
#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

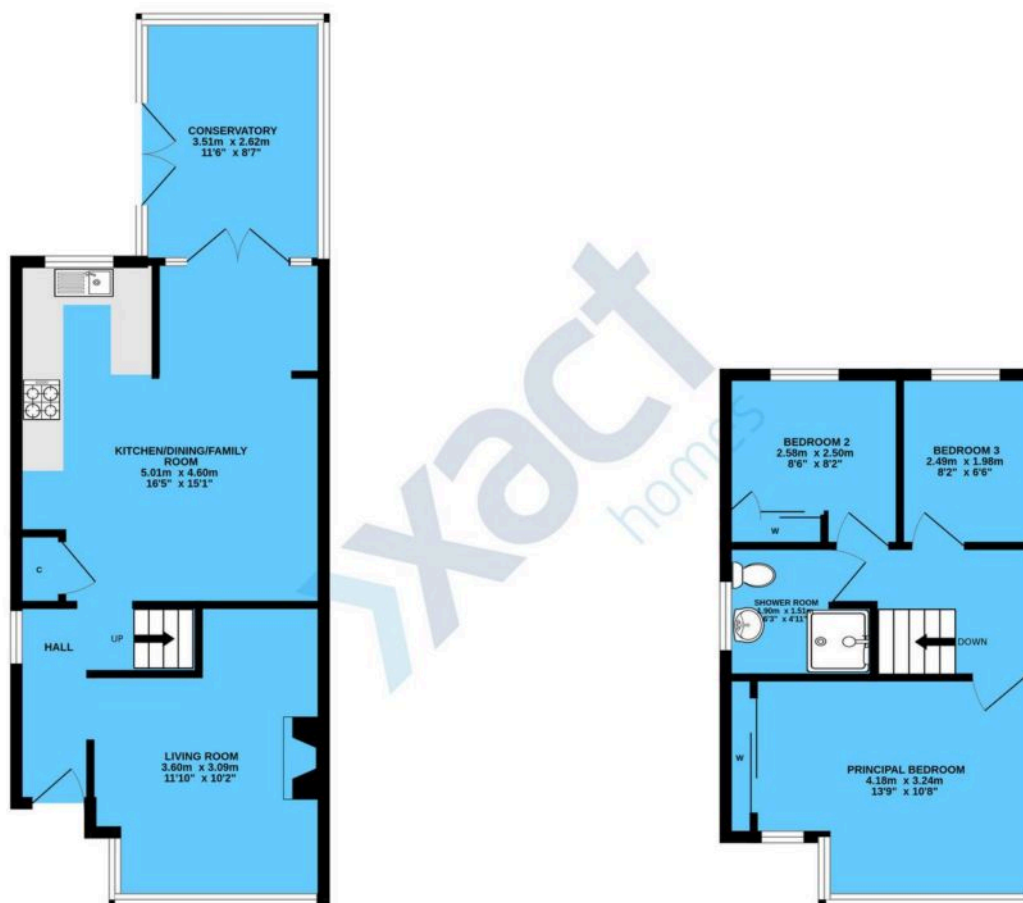
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 92.5 sq.m. (996 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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