



# Redstone Farm Road, Birmingham

Guide Price £279,000





## PROPERTY OVERVIEW

This well presented and maintained three bedroom semi detached property offers an excellent opportunity for families and professionals seeking a comfortable and conveniently located home. Situated close to all local amenities and reputable schools, the property provides ease of access to daily essentials and educational facilities.

Upon entering, you are welcomed by a generous entrance hallway that features ample storage, ideal for coats, shoes, and household items. The spacious fitted kitchen offers plenty of workspace and storage, making it perfect for those who enjoy cooking and entertaining.

The open plan living/dining room is bright and spacious, providing a versatile area for relaxation and family gatherings. Sliding doors at the rear of this space create a seamless transition to the rear garden, enhancing the sense of light and openness throughout the home.

Additional practicality is provided by a single integral garage, which offers secure parking or further storage options.





Upstairs, you will find three generously sized bedrooms, each designed to accommodate a variety of furniture arrangements and personal styles. These bedrooms are all serviced by a large family bathroom, which is thoughtfully designed with both functionality and comfort in mind.

The property is further complemented by a well maintained and landscaped rear garden, featuring a large patio seating area that is ideal for outdoor dining and entertaining guests. To the front, a driveway and foregarden provide both off road parking and an attractive approach to the house.

This property combines modern living with practical features, making it an ideal choice for those seeking a move in ready home in a sought after location. Early viewing is highly recommended to fully appreciate the quality and space on offer.

#### PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute 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 Home
- Close To All Local Amenities & Schools
- Spacious Living / Dining Room
- Abundance Of Natural Light
- Large Fitted Kitchen
- Three Generously Sized Bedrooms
- Excellent Family Bathroom
- Private Rear Garden
- Driveway Leading To Single Garage

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

19' 3" x 13' 4" (5.86m x 4.06m)

#### **KITCHEN**

7' 7" x 9' 0" (2.32m x 2.75m)

#### **INTEGRAL GARAGE**

7' 3" x 15' 8" (2.21m x 4.77m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

9' 5" x 11' 3" (2.86m x 3.44m)

#### **BEDROOM TWO**

9' 3" x 8' 10" (2.81m x 2.68m)

#### **BEDROOM THREE**

9' 4" x 9' 1" (2.85m x 2.76m)

#### **BATHROOM**

9' 0" x 5' 11" (2.75m x 1.81m)

#### **TOTAL SQUARE FOOTAGE**

89.0 sq.m (954 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **WELL MAINTAINED LANDSCAPED REAR GARDEN**

### **PATIO SEATING AREA**

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

Diplomat integrated oven, Diplomat integrated hob, Diplomat extractor, Zanussi fridge, Hotpoint freezer, Samsung washing machine and all carpets, curtains, blinds and light fittings.

### **ADDITIONAL INFORMATION**

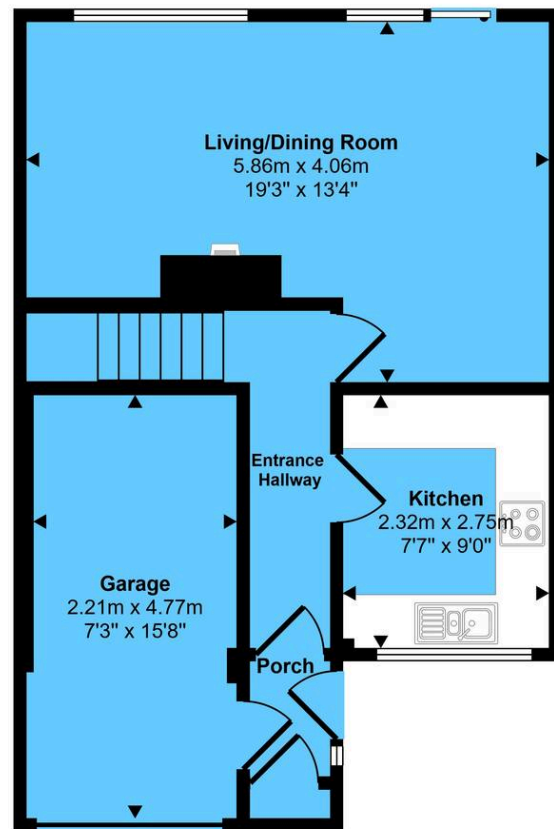
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

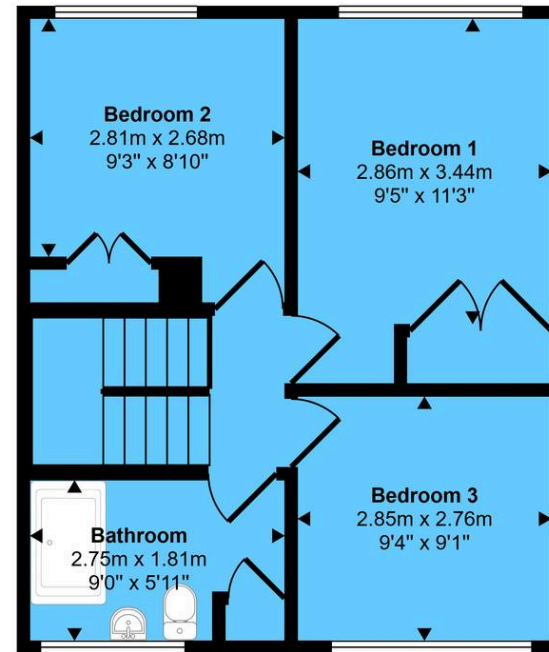
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



Approx Gross Internal Area  
89 sq m / 954 sq ft



Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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