



Redlands Road, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

This attractive three bedroom semi-detached property presents an excellent opportunity to acquire a spacious and well-maintained family home within walking distance of Solihull town centre and its extensive amenities. Set behind a smart block paved driveway, the property is accessed via a welcoming entrance hallway that leads into a bright and inviting lounge positioned at the front of the house. The lounge features a charming bay window, allowing for an abundance of natural light, as well as a feature fireplace that adds a focal point and sense of warmth to the room. To the rear of the property, the breakfast kitchen is thoughtfully designed to cater to modern living, offering ample space for dining and every-day family meals. This area is further enhanced by an adjoining sun room, which provides an ideal setting for relaxation or entertaining guests. Upstairs, the accommodation comprises two generously sized double bedrooms and a well-proportioned single bedroom, making the property suitable for a range of buyers, including families and professionals. All bedrooms are serviced by a contemporary family bathroom, which is fitted with modern fixtures and provides a comfortable and functional space for daily routines.



The property's location is particularly desirable, being within easy walking distance of Solihull town centre, where residents can enjoy a wide variety of shops, restaurants, cafes, and leisure facilities (including Touchwood Shopping Centre and Solihull Train Station). The area is also well-regarded for its excellent local schools and convenient transport links, making it an ideal choice for commuters and those seeking a vibrant yet residential setting. Throughout, the home is presented in good decorative order, with neutral tones and quality finishes that allow for immediate occupation or the opportunity for personalisation. Additional features include double glazing and gas central heating, ensuring comfort and efficiency all year round. This property represents a rare chance to secure a well-proportioned family home in a sought-after location, combining practical living spaces with accessibility to all that Solihull has to offer. Early viewing is highly recommended to appreciate the full potential and appeal of this delightful residence.

#### 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: B

Tenure: Freehold





- Three Bedroom, Semi-Detached Property Located walking Distance To Solihull Town Centre
- Set Behind A Block Paved Driveway
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Lounge To The Front With Bay Window & Feature Fireplace
- To The Rear Of The Property Is A Breakfast Kitchen & Sun Room
- Upstairs The Property Benefits From Two Double Bedrooms & One Single Bedroom, All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Mature South Facing Garden
- Located Walking Distance To Solihull Town & All Of The Amenities Solihull Has To Offer

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

14' 9" x 9' 6" (4.49m x 2.90m)

#### **BREAKFAST KITCHEN**

15' 1" x 11' 2" (4.61m x 3.40m)

#### **SUN ROOM**

13' 8" x 5' 7" (4.16m x 1.71m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 10" x 10' 6" (4.52m x 3.20m)

#### **BEDROOM TWO**

8' 8" x 8' 2" (2.63m x 2.49m)

#### **BEDROOM THREE**

6' 2" x 8' 6" (1.87m x 2.60m)

#### **BATHROOM**

7' 3" x 6' 0" (2.20m x 1.82m)

#### **TOTAL SQUARE FOOTAGE**

75.0 sq.m (810 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING MULTIPLE VEHICLES**

### **REAR MATURE SOUTH FACING GARDEN**

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

Bosch Integrated oven, Bosch Integrated hob, Bosch Extractor, Indesit Fridge/freezer, Beko Dishwasher, Beko Washing machine, All Carpets, Curtains, Blinds and Light fittings and Fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

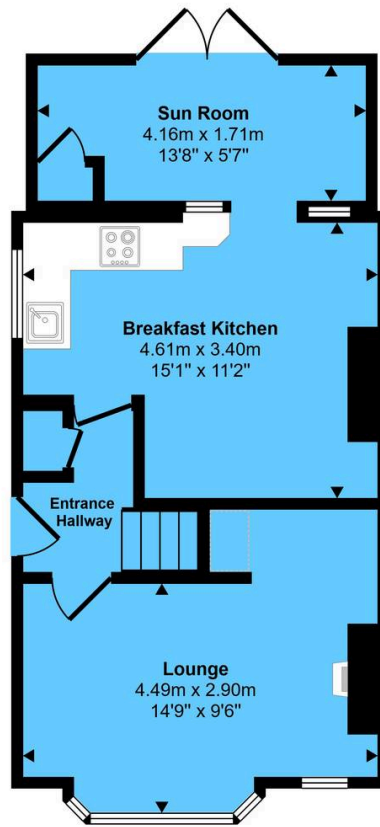
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

### **INFORMATION FOR POTENTIAL BUYERS**

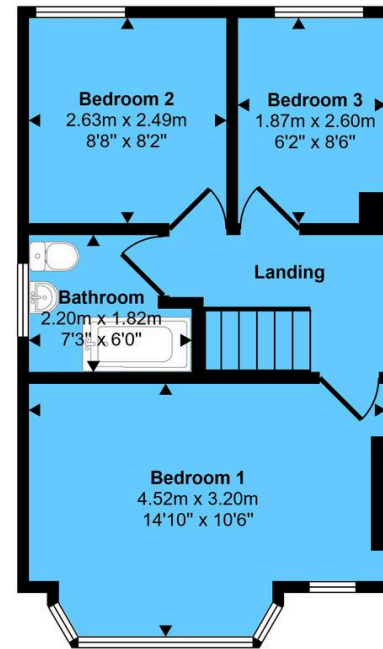
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
75 sq m / 810 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft



First Floor  
Approx 34 sq m / 371 sq ft

 Denotes head height below 1.5m

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**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

