



Redlands Road, Solihull

Guide Price £375,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home has been thoughtfully remodelled and renovated by the current owners in 2024, resulting in a turn-key ready property finished to a high specification throughout. Set on a quiet road close to local amenities and sought-after schools, the house offers an abundance of natural light and a welcoming atmosphere from the moment you step inside via the entrance hallway. The heart of the home is a stunning open plan kitchen, dining and family room, which has been completely remodelled and features a high quality Magnet kitchen with integrated appliances, sleek cabinetry, and stylish Karndean flooring throughout (ideal for both everyday living and entertaining). To the front of the property, a delightful living room provides a tranquil space for relaxation, benefitting from a large window that allows sunlight to pour in. Upstairs, there are three well-proportioned bedrooms, including two doubles and a versatile single that could serve as a nursery, home office, or guest room, all serviced by a contemporary family bathroom with modern fixtures and tasteful tiling. Additional features include a detached garage at the end of the well maintained and generous private rear garden, perfect for storage or additional parking, and a driveway to the front offering off-road parking for multiple vehicles (a rare and valuable asset in this area).





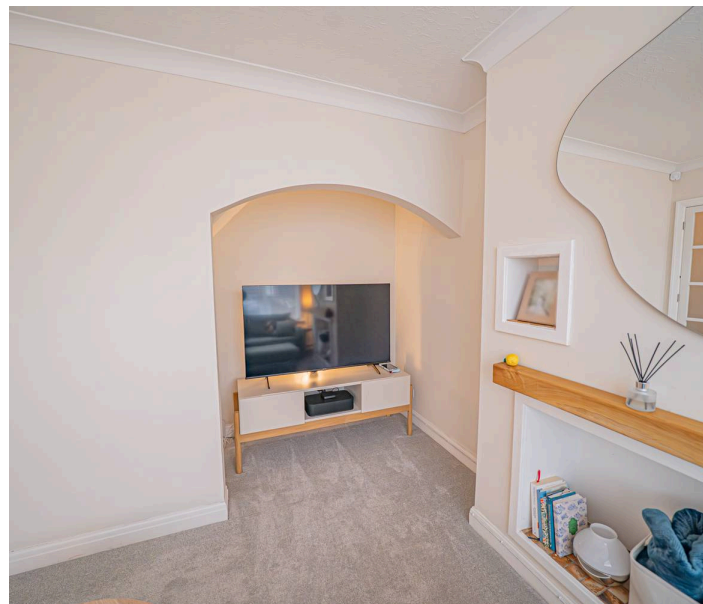
The property's meticulous presentation and high-end finishes make it an exceptional opportunity for buyers seeking a stylish and practical home in a desirable location, ready to move into without the need for further work. Early viewing is highly recommended to appreciate the quality, space, and light this impressive property has to offer.

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





- Immaculately Presented Three Bedroom Semi-Detached Home
- Thoughtfully Renovated & Remodeled To A High Specification
- New Boiler & Full Rewire Completed
- Abundance Of Natural Light Throughout
- Turn-Key Ready For Immediate Occupation
- Set On A Quiet Road Close To All Local Amenities
- Wide Driveway & Detached Garage
- Large Open Plan Kitchen / Dining & Family Room
- Two Double Bedrooms & Versatile Single
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING ROOM

11' 8" x 10' 7" (3.55m x 3.23m)

KITCHEN/DINING/FAMILY ROOM

15' 0" x 17' 2" (4.57m x 5.23m)

SIDE PASSAGE

FIRST FLOOR

BEDROOM ONE

13' 10" x 10' 7" (4.22m x 3.23m)

BEDROOM TWO

6' 7" x 8' 4" (2.01m x 2.55m)

BEDROOM THREE

6' 0" x 8' 6" (1.83m x 2.58m)

BATHROOM

5' 4" x 5' 7" (1.63m x 1.71m)

OUTSIDE THE PROPERTY

GARAGE

13' 11" x 18' 8" (4.24m x 5.70m)

TOTAL SQUARE FOOTAGE

108.0 sq.m (1168 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor and All carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

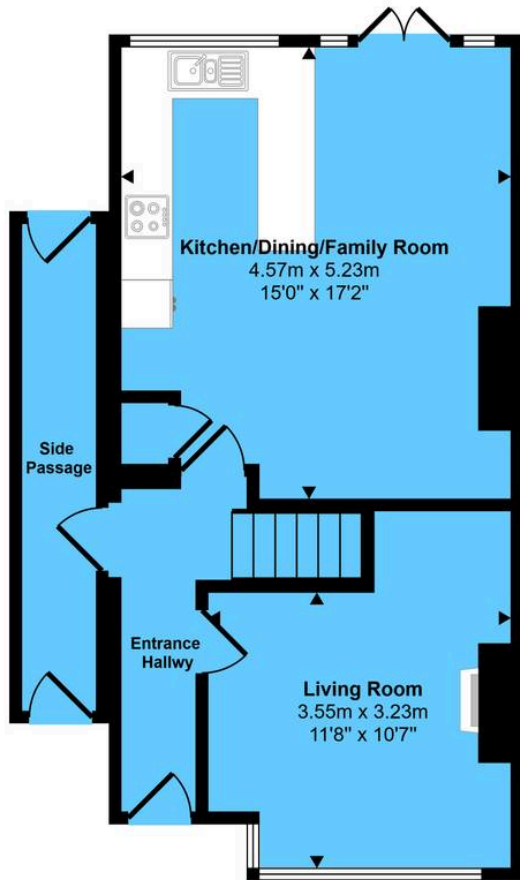
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

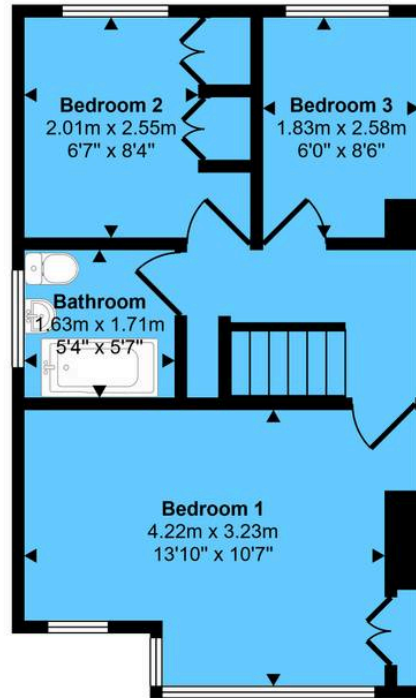
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



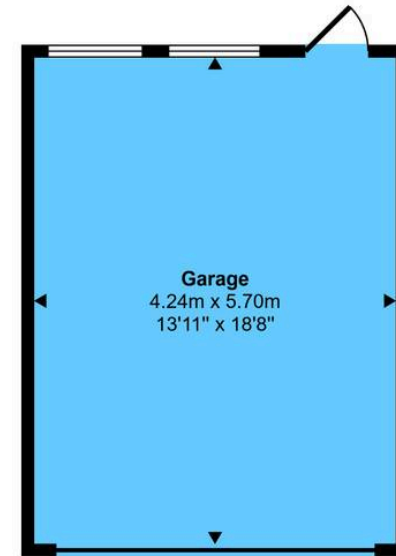
Approx Gross Internal Area
108 sq m / 1168 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft



First Floor
Approx 35 sq m / 376 sq ft



Garage
Approx 24 sq m / 260 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.

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