



**49 Redlands Road, B91 2LT**

**Sale Price of Offers in Excess £315,000**



**Love  
Property Co.**

## 49 Redlands Road, Solihull, B91 2LT

Tenure – Freehold  
EPC Rating - D  
Council Tax Band - B

Love Property Co are pleased to offer this good size 896.8 sq. feet (83.3 sq. metres) three-bedroom semi-detached home with NO CHAIN within the B91 post code and prime residential location close to amenities on Solihull High Street, Solihull train station, JLR and nearby M42 motorway link by and within HS2, Birmingham International Airport and NEC.

This property offers the perfect opportunity for first time buyers, downsizers and investors (with a rental valuation of £1395 pcm) and benefits from double glazing, Worcester Bosch gas central heating with hive, separate lounge, kitchen with integrated appliances, separate lounge, family/dining room, three good sized bedrooms, re-fitted family bathroom with shower over bath and large private rear garden with garage to rear with gated access and off road parking for multiple vehicles.

This residence provides a peaceful and homely retreat in a desirable location Viewing is recommended to be appreciated.

### 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.



**PROPERTY MEASUREMENTS:**

**LOUNGE**

13' 6" X 11' 10" (4.12m x 3.60m)

**KITCHEN**

18' 3" X 7' 0" (5.55m x 2.13m)

**FAMILY ROOM**

11' 5" X 9' 11" (3.48m x 3.02m)

**DINING ROOM**

10' 5" X 7' 1" (3.17m x 2.15m)

**BEDROOM ONE**

10' 4" X 15' 2" (3.16m x 4.63m)

**BEDROOM TWO**

8' 7" X 8' 8" (2.61m x 2.65m)

**BEDROOM THREE**

8' 7" X 6' 3" (2.61m x 1.91m)

**FAMILY BATHROOM**

5' 10" X 5' 6" (1.78m x 1.68m)

**TOTAL SQUARE FOOTAGE (Approx.)**

896.8 sq. Feet (83.3 sq. metres)

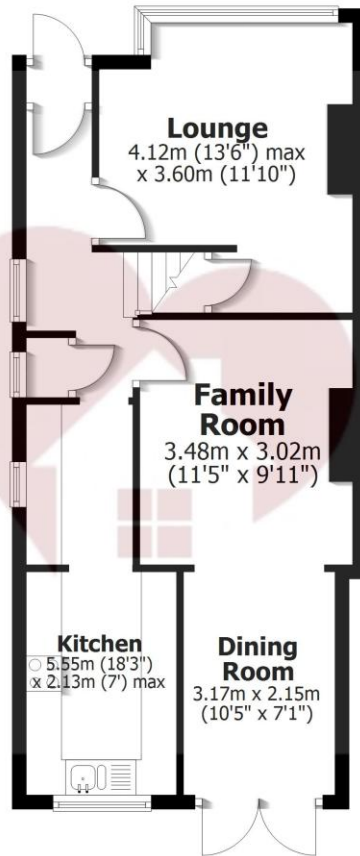
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**MONEY LAUNDERING REGULATIONS**

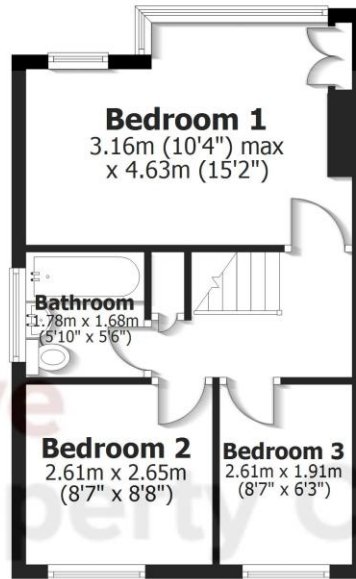
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



**Ground Floor**  
Approx. 48.8 sq. metres (525.6 sq. feet)



**First Floor**  
Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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