



Redlands Road, Solihull

Guide Price £275,000





PROPERTY OVERVIEW

CASH BUYERS ONLY - Situated within easy walking distance to Solihull Town Centre, an ideal opportunity to purchase this three-bedroom semi-detached which would be ideal for a first-time purchaser. The property benefits from gas central heating, double glazing and has the added attraction of an extended kitchen to the rear with utility room to the front. The accommodation briefly comprises of recessed porch, entrance hall, sitting room, dining room, utility room, guest cloakroom, extended breakfast/kitchen, three bedrooms, bathroom, off road parking to the front and rear garden.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold





- CASH BUYERS ONLY

- Three bedroom Extended Semi Detached

- Extended Kitchen

- Extended Utility Room

- Off Road Parking To The Front

- Early Viewing Essential





RECESSED PORCH

ENTRANCE HALLWAY

SITTING ROOM

13' 7" x 11' 10" (4.15m x 3.60m)

DINING ROOM

11' 10" x 10' 0" (3.61m x 3.05m)

KITCHEN

12' 9" x 11' 9" (3.88m x 3.57m)

UTILITY ROOM

10' 9" x 6' 2" (3.28m x 1.89m)

WC

6' 0" x 3' 8" (1.82m x 1.12m)

FIRST FLOOR

BEDROOM ONE

15' 3" x 10' 11" (4.66m x 3.32m)

BEDROOM TWO

8' 10" x 8' 6" (2.69m x 2.59m)

BEDROOM THREE

8' 6" x 6' 3" (2.60m x 1.91m)

BATHROOM

5' 10" x 5' 9" (1.77m x 1.74m)

OUTSIDE THE PROPERTY

NORTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Stoves new home integrated oven, Stoves integrated hob, Tecnik extractor, Beko dishwasher (tbc), Hoover washing machine (tbc), all carpets, all curtains, all blinds, some light fittings and garden shed.

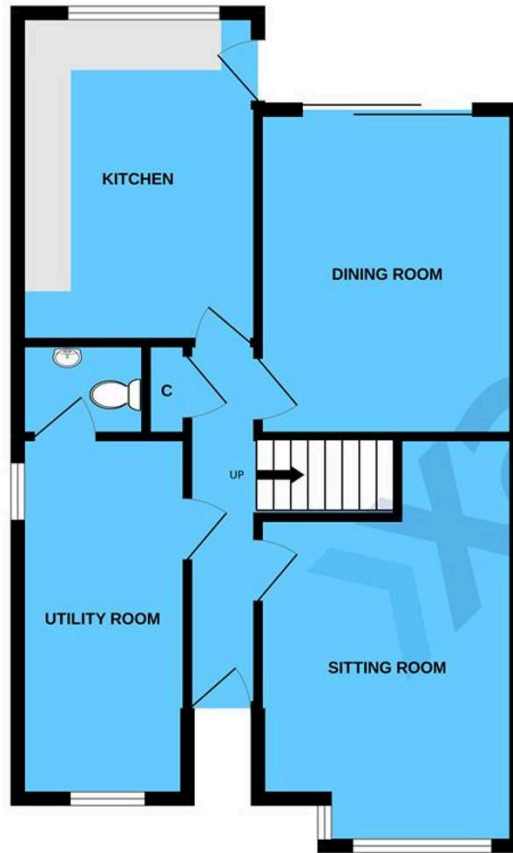
ADDITIONAL INFORMATION

Services - Main gas, electricity and mains sewers.
Broadband - Virgin media. Loft Space - Partial boarded with ladder and lighting.

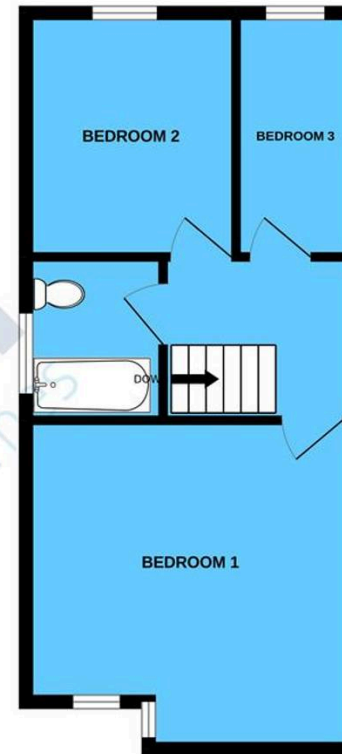
INFORMATION FOR POTENTIAL BUYERS

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



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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