



Redlands Road, Solihull

Asking Price £300,000

- SEMI DETACHED
- DOUBLE GARAGE
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- CHAIN FREE
- THREE BEDROOMS
- EXTENDED TO THE REAR
- REAR VEHICULAR ACCESS
- PRIVATE REAR GARDEN
- POTENTIAL TO ADD VALUE

Redlands Road is located just off Hermitage road off Lode lane. The property is conveniently situated a short walk from the town centre of Solihull which offers an excellent array of shopping facilities adjacent to which is Solihull main line London to Birmingham railway station.

It is sited indirectly off Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road with block paved drive way and traditional bay fronted style.

ENTRANCE PORCH

Accessed via glazed door into a covered porch

ENTRANCE HALL

Allowing access to all reception rooms, the kitchen and first floor. With storage cupboard, ceiling light and wall mounted radiator.

DINING ROOM

11'7" x 9'10" (3.542 x 3.022)



A bright room with bay window to front elevation ceiling light and wall mounted radiator.

CONSERVATORY

9'9" x 10'3" (2.985 x 3.125)

A upvc glazed conservatory with French doors opening onto the garden.

LIVING ROOM

9'11" max x 21'3" (3.036 max x 6.481)



An extended room with sliding doors into conservatory. With electric fire place, suspended ceiling with strip lighting and wall mounted radiator.

KITCHEN

6'2" max x 17'1" (1.902 max x 5.23)



An extended fitted kitchen with a range of wall mounted and base units with worktop over. With window to rear elevation and door onto covered side passage. With stand alone oven with gas hob over. Space and plumbing for washing machine and dryer and space for fridge freezer. Having a sink with drainer and mixer tap and service hatch into the adjacent reception room.

BEDROOM ONE

10'6" x 15'1" (3.206 x 4.598)



A large double bedroom with double aspect windows to the front elevation. With ceiling light and wall mounted radiator.

BEDROOM TWO

9'2" x 8'6" (2.812 x 2.601)



A double room with fitted wardrobes and window to rear elevation. Having ceiling light and wall mounted radiator.

BEDROOM THREE

6'0" x 8'6" (1.841 x 2.607)

A single room currently set up as a study space with window to rear elevation. with storage cupboard ceiling light and wall mounted radiator.

SHOWER ROOM

5'8" x 5'8" (1.75 x 1.73)

A fitted shower room with easy access shower wash basin and toilet. with window to side elevation and airing cupboard storage.

OUTSIDE



Having off road parking for numerous vehicles on a block paved drive way with dwarf brick wall. To the rear we have a private garden mainly laid to lawn with mature shrubs. with access through into the double garage. The garage can be accessed via a service road to the rear of the property.

DOUBLE GARAGE

17'5" x 20'3" (5.327 x 6.175)



An excellent brick built garage with garden and rear access. With electric roller doors, power and lighting. This has the potential to be a more habitable space such as an annex or sizable office or studio.

FLOOR PLAN

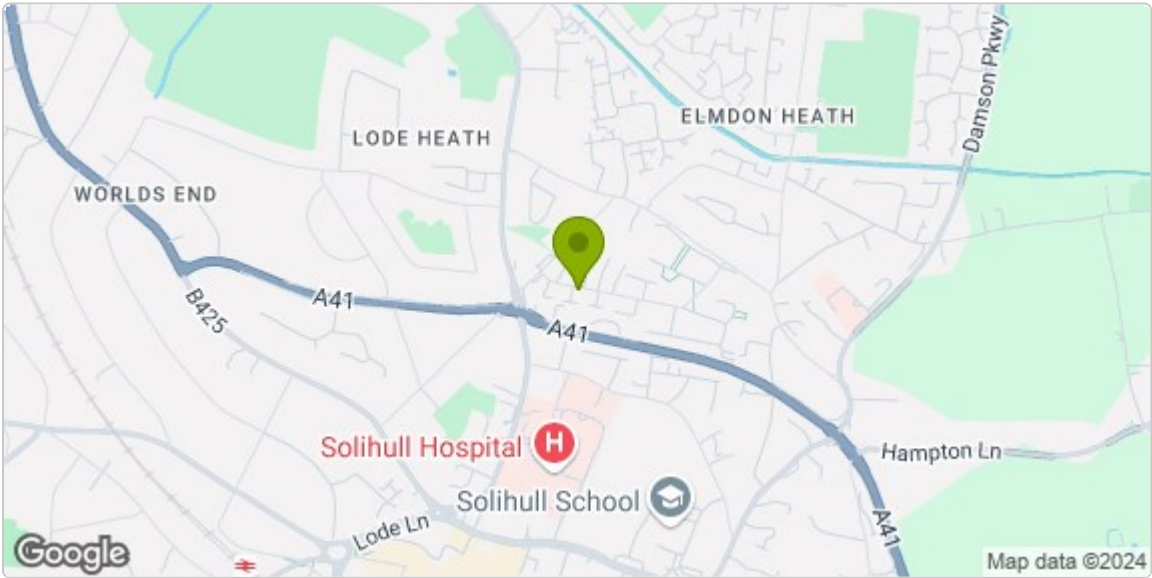
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE We are advised that the property is freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
28 Redlands Road Solihull
Solihull B91 2LR

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 