

FOR SALE



Redlands Close, Solihull
£375,000


MARTIN & CO



Redlands Close, Solihull

3 Bedrooms, 1 Bathroom

£375,000

- No Upward Chain
- Three Good Sized bedrooms
- Refitted Kitchen/Breakfast Room
- Dual Aspect Lounge
- EPC Rating D Council Tax Band C

OVERVIEW Offered with No Upward Chain this three bedroom semi detached property occupies an attractive corner position with driveway parking to the side. Being both double glazed and gas centrally heated the accommodation includes porch, entrance hall with cloaks cupboard off, lounge, fitted kitchen/breakfast room, rear lobby with downstairs w.c, two double bedrooms and good sized single bedroom, refitted bathroom and attractive front and rear gardens.



GROUND FLOOR

PORCH with double glazed double doors to front and further glazed door opening to:

HALL having radiator, stairs to the first floor and cloaks cupboard off.

LOUNGE 17' 7" x 9' 11" (5.38m x 3.03m) with double glazed picture window to the front, double glazed double doors to garden, radiator and wood effect flooring.

FITTED KITCHEN/BREAKFAST ROOM 14' 11" x 10' 9" (4.56m x 3.29m) being fitted with matching base units with roll edge work surfaces having inset single

drainer sink unit and built in four ring gas hob unit with oven under, separate kitchen island unit with incorporated storage/drawer space and integrated dishwasher. There is tiled flooring, double glazed window at rear with two further double glazed windows at side. Door opens to:

REAR LOBBY with double glazed door to the garden, further door to the side, plumbing for washing machine and off which lead:-

SEPARATE W.C with low level w.c.

FIRST FLOOR

LANDING with access to loft space and from which lead:-

BEDROOM ONE 12' 4" x 9' 8" (3.78m x 2.95m) having built in mirror fronted triple wardrobe, radiator and

double glazed window to the rear.

BEDROOM TWO 10' 9" x 9' 8" (3.30m x 2.95m) with two single wardrobe cupboards off, radiator and double glazed window at rear.

BEDROOM THREE 7' 11" x 7' 2" (2.43m x 2.20m) with double glazed window to the front and radiator.

REFITTED BATHROOM 7' 4" x 5' 9" (2.26m x 1.76m) being part tiled and fitted with panelled bath having power shower over, vanity wash hand basin, low level w.c., heated towel rail and obscure double glazed windows to front and side.

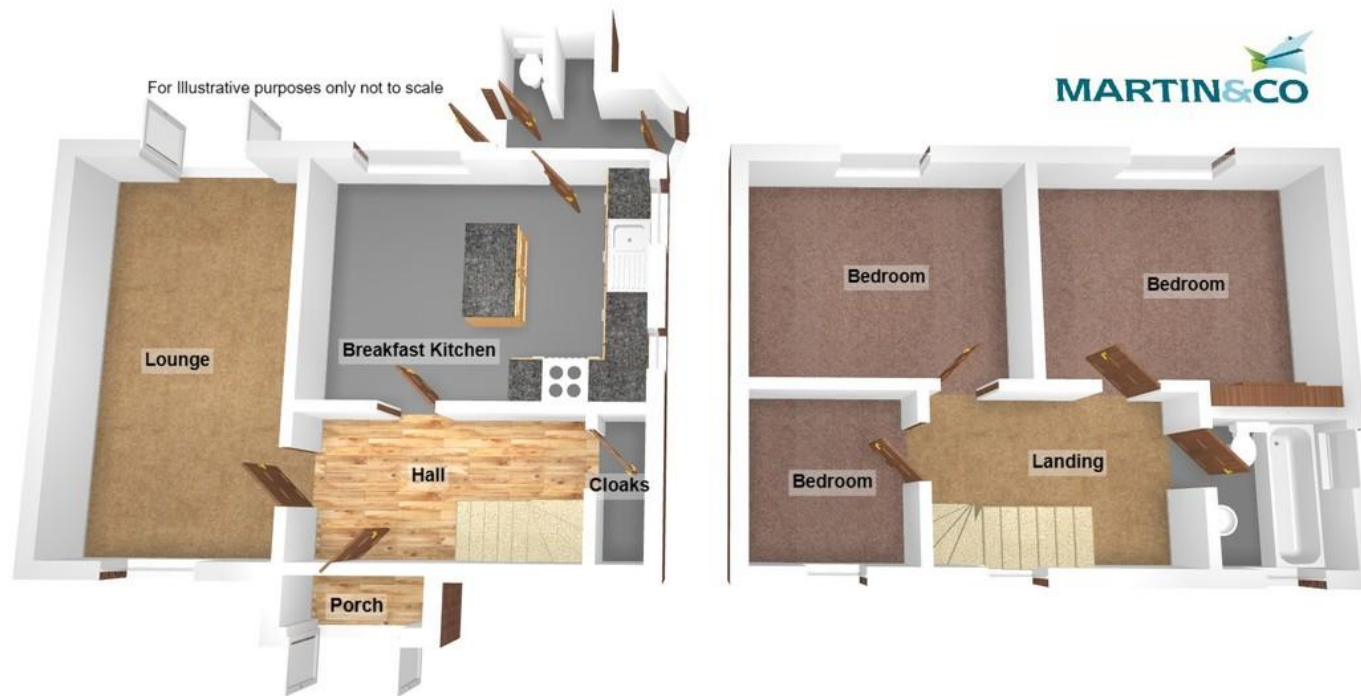
OUTSIDE To the rear is an enclosed garden with brick store, timber decked area with lawn beyond, mature apple tree and herbaceous borders.

TENURE We are advised by the vendor that the property is FREEHOLD (subject to verification by your solicitor).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	



Martin & Co Solihull

165 Stratford Road • Shirley • Solihull • B90 3AX

T: • E: solihull@martinco.com

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.