



37 Redlands Close, Solihull, B91 2LZ

£360,000

This well presented three bedroom semi detached situated in a popular residential location briefly comprises hallway, lounge, kitchen/diner, further living space, landing, three bedrooms and family bathroom. There are gardens to the front and rear. This property should be viewed to appreciate the property on offer.

Approach

Area laid to lawn and pathway leading to the front door.



Further living space

10'10 x 9'10 (3.30m x 3.00m)

Double glazed window to side, bifold doors to rear garden, radiator and spot lights to ceiling.



Side Entry

Door to front, window to side and plumbing for white goods and wall mounted central heating boiler.



Hallway

Double glazed door to front, stairs leading to first floor accommodation, radiator and spot lights to ceiling.



Landing

Loft access and ceiling light point



Lounge

14'2 x 10'4 (4.32m x 3.15m)

Double glazed window to front, under stairs storage, radiator and spot lights to ceiling.



Kitchen/Diner

15'5 x 11'2 (4.70m x 3.40m)

Two double glazed windows to side, wall base and drawer units, Belfast style sink, integrated fridge freezer and wine cooler, feature fire place, space for cooker and three ceiling light points.



Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

Double glazed bay window to front, double glazed window to front, walk in wardrobe, radiator and ceiling light point.



Bedroom Two

8'10 x 8'2 (2.69m x 2.49m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

8'2 x 6'3 (2.49m x 1.91m)

Double glazed window to rear, radiator and ceiling light point.



Bathroom

Double glazed obscured window to side, p shaped bath with shower over, low level w/c, hand wash basin and spot lights to ceiling.



Rear Garden

Decked patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.