



75 Redlands Road, Solihull, B91 2LU  
£275,000

## Overview

75 Redlands Road is a well presented, traditional, 3 bedroom semi-detached family home, most conveniently situated within walking distance of Touchwood and Solihull town centre and benefitting from no upward chain.

## Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Borough Council

## Key features

- Entrance porch
- Reception hall
- Lounge
- Breakfast kitchen
- First floor landing
- 3 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Established rear garden with summerhouse
- Driveway parking
- Freehold
- No chain

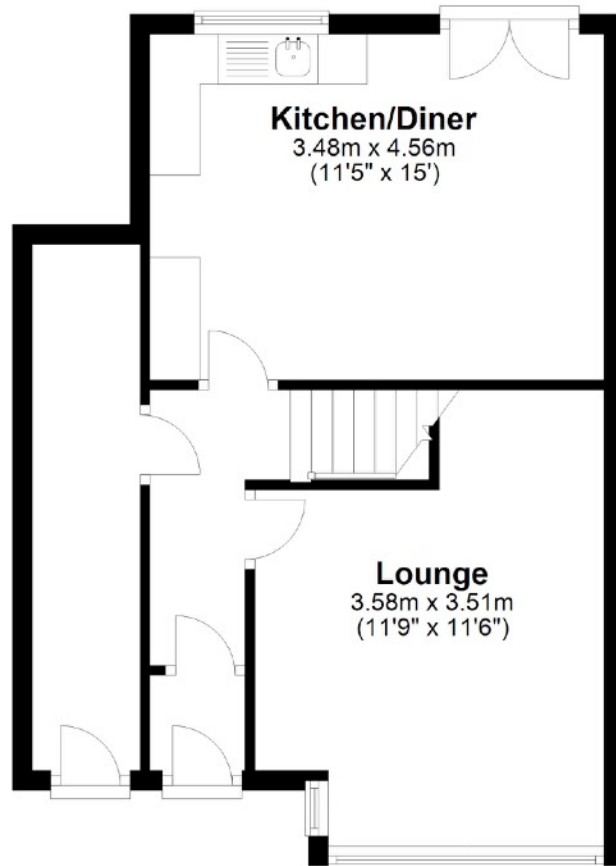
## Vendor Comments

We have lived here for almost 7 years and have been very happy in our cozy home. It's a fantastic location with only being a 10 min walk into Solihull town center. Close to the Airport, NEC, train stations, bus routes, motorways, parks, canals, hospital, and good schools, but yet it's a quiet and peaceful location with very friendly neighbors. We have a lovely back garden which is not overlooked. The garden is big and bright, and a safe place for children and pets to play in. We built a cabin at the end of it with a big deck, and we'll probably miss this most of all. We spend most of the summer having our evening meals out here catching the evening sun. We also use it as an office and have a pull-out bed for guests to stay overnight, and not to forget the essential bar for the odd cocktail and parties. The roof and floor are doubly insulated so it never gets damp. We have three good size bedrooms, which we found hard to find when we were looking for a house 7 years ago as the 3<sup>rd</sup> bedroom was always too small for anything other than a half bed or cot. We have a good size kitchen-dining area where we've enjoyed having many a meal with guests and family. There is easy access to the loft with a wooden ladder trap door. The attic is floored and shelving around the sides which is great for storage. Our front drive is cobble-lock and easily fits two cars, and a 3<sup>rd</sup> when guests arrive.

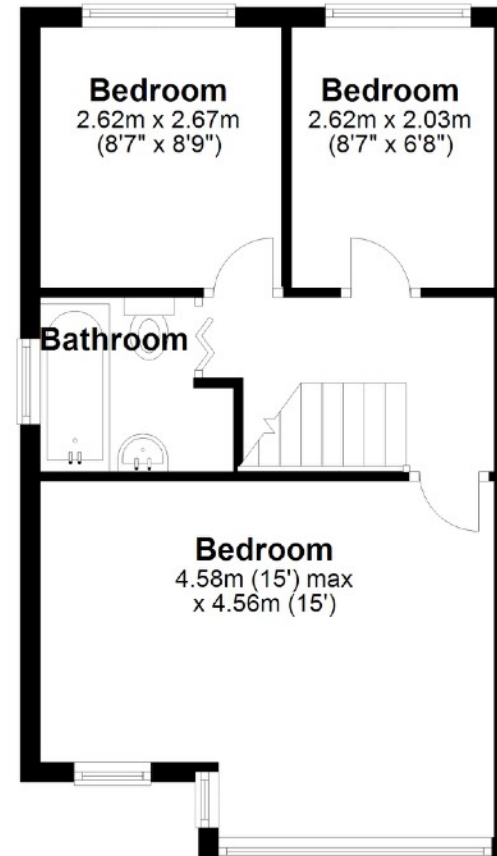
We have really enjoyed our time here and will certainly miss our home, but we have come to the next chapter in our lives and it's time to move on to our next adventure. We will have comfort in the fact the next family will have many happy years living here as we did.



### Ground Floor



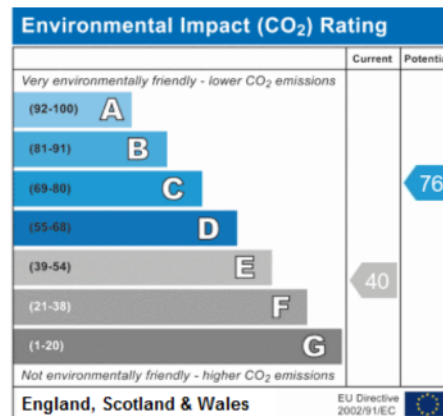
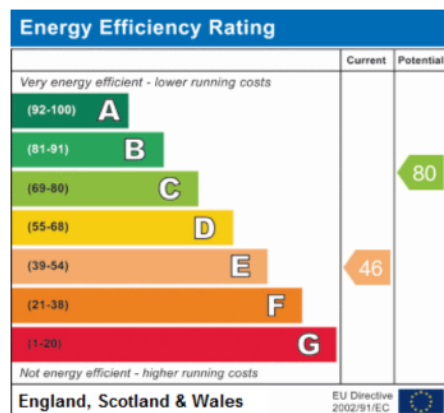
### First Floor



Total area: approx. 79.9 sq. metres (860.2 sq. feet)







## Viewing Arrangements

### Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.