



smart homes

Redwood Close

Tidbury Green, Solihull, B90 1UR

- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Lounge Diner
- South East Facing Rear Garden

Offers In Region Of £310,000

EPC Rating 84

Current Council Tax Band - C





Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking. Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links. The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars. Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good



selection of chain stores and independents along High Street, Mill Lane and Drury Lane.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.

The property is set back from the road behind tarmacadam off road parking and paved pathway extending to canopy porch with exterior lighting and composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to front, WC with enclosed cistern, corner wash hand basin, radiator, tiled flooring, tiling to water prone areas, ceiling light point and extractor

Kitchen to Front

11' 1" x 5' 2" (3.4m x 1.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset Zanussi electric oven, under-cupboard lighting, space and plumbing for washing machine and dishwasher, integrated fridge freezer, cupboard housing Ideal boiler. radiator, spot lights to ceiling, tiled flooring and double glazed window to front

Lounge Diner to Rear

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed windows incorporating French doors leading out to the South East facing rear garden, two ceiling light points, radiator, useful under-stairs storage cupboard and wood effect flooring

Accommodation on the First Floor

Landing

With ceiling light points, loft access and doors leading off to



Bedroom One to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

12' 5" x 8' 10" (3.8m x 2.7m) With double glazed window to front elevation, radiator, useful over-stairs storage cupboard and ceiling light point

Family Bathroom

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, extractor and spot lights to ceiling

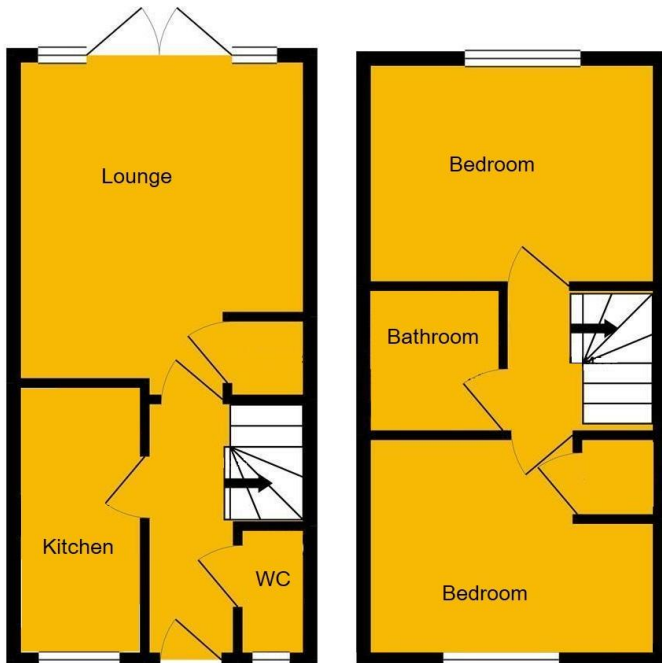
South East Facing Rear Garden

Being mainly laid to lawn with paved patio, gated access and fencing to boundaries



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.