



# Redfern Close, Solihull

**Guide Price £140,000**

- GROUND FLOOR
- REFURBISHED THROUGHOUT
- TASTEFUL DECOR
- BIKE STORE
- ONE BEDROOM
- LOW SERVICE CHARGE
- COMMUNAL PARKING BAYS

Redfern Close off Castle Lane off Lode Lane, ideally placed for local shops and Olton Railway Station which is approximately 1 mile away from the property which offers services to Birmingham and beyond. Frequent bus services operate from the railway station to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities.

Local bus services operate along Castle Lane, directly off Faulkner Road, which joins both the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shops, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.

Hobs Moat Road joins the A45 Coventry Road which 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 apartment is accessed via pathway leading to communal front entrance.

### ENTRANCE LOBBY

Entrance via communal front door with intercom access leading to out front door.

### ENTRANCE HALL

A central lobby allowing access to bedroom bathroom and living room. With cloaks cupboard and storage cupboard wall mounted radiator and central ceiling light.

### KITCHEN

11'5" x 6'4" (3.5 x 1.94)



A beautifully fitted kitchen with a range of wall mounted and base units. With integrated appliances including electric oven, hob and extractor, space and plumbing for washer dryer. With window to rear elevation, ceiling light and wall mounted radiator and access into large storage cupboard/pantry currently housing fridge freezer and combi boiler.



### LIVING/DINING ROOM 10'8" x 14'10" (3.26 x 4.53)



A good sized living room with hard wood flooring and a window to front elevation and door onto private terrace. With double ceiling light and wall mounted radiator.



## BEDROOM

13'2" x 9'10" (4.037 x 3.007)



A large double room with window to front elevation with ceiling light and wall mounted radiator.

## BATHROOM

6'4" x 7'5" (1.94 x 2.28)



A fitted bathroom with p shaped bath and thermostatic shower with screen, wash basin and toilet with window to rear elevation, ceiling light and wall mounted radiator.

## TERRACE



A private terrace to the front of the property accessed from living room.

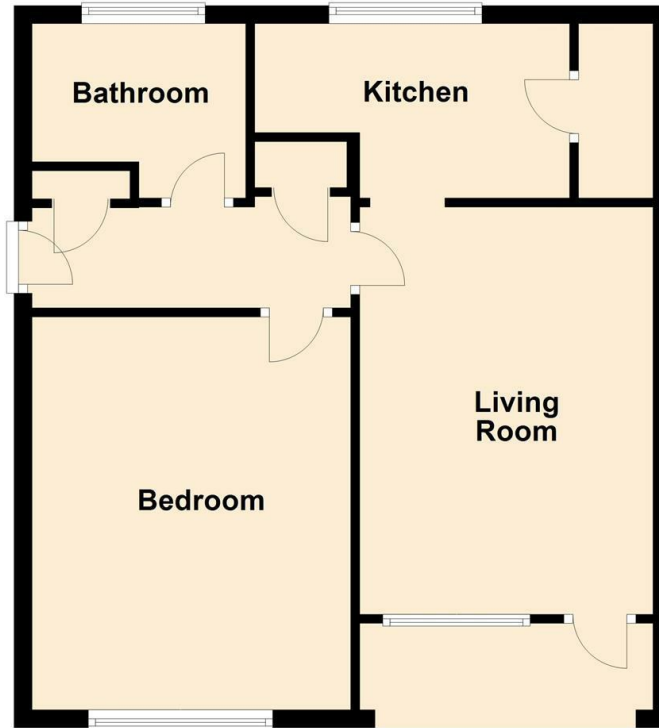
## BIKE STORE

A lockable bike store located to the rear of the apartment.

## 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.

### Ground Floor



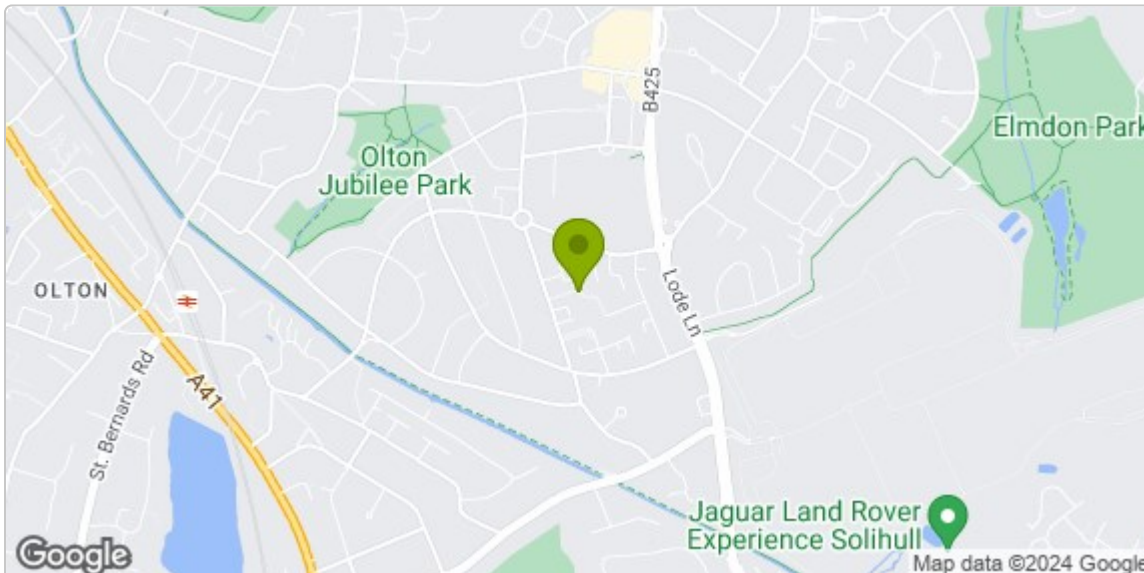
**TENURE:** We are advised that the property is Leasehold

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
48 Redfern Close Solihull  
Solihull B92 8SL

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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