

ENGLANDS



20 Redhall Road

, Birmingham, B32 2DB

£525,000





PROPERTY DESCRIPTION

Detached house in a cul-de-sac location briefly comprising: front garden and driveway, garage, two reception rooms, large conservatory, breakfast kitchen, ground floor shower room, four bedrooms, one with en suite, family bathroom and enclosed rear garden with brick shed.

The property is situated on Redhall Road, which is a quiet cul-de-sac leading off Aubrey Road, Harborne. Conveniently situated for local transport links into Birmingham city centre via Hagley Road West and access to motorway connections for the M5 and M6. Harborne village is readily accessible and the Queen Elizabeth Hospital and University of Birmingham are within easy reach.

Not overlooked at the front, the property is set back from the road by a hedge and lawned front garden, driveway and path to front door. Also, fence panel and dwarf wall to one side.

Entrance door with a glazed panel leads into:



Tel: 01214271974



PORCH

Having tiled floor, ceiling light point and panelled inner door leading into:

FRONT RECEPTION ROOM

4.55 max into recess x 4.33 max (14'11" max into recess x 14'2" max)

Having UPVC double glazed bay window overlooking the front garden, radiator, ceiling light point and brick fireplace with inset gas fire.

INNER HALLWAY

Having ceiling light point, stairs rising to first floor accommodation and door to:

"L"-SHAPED DINING ROOM

4.54 max x 3.36 max (14'10" max x 11'0" max)

Having two ceiling light points, radiator, archway through to kitchen, double glazed sliding aluminium doors leading into conservatory and walk-in cupboard housing the wall-mounted Worcester gas boiler.

BREAKFAST KITCHEN

4.52 x 4.31 (14'9" x 14'1")

Having a range of matching wall and base units, tiled floor, wood-style work surfaces, part complementary to walls, integrated Bosch microwave, integrated Bush electric oven with Bosch gas hob over and extractor fan set behind matching fascia, one and a half bowl composite sink drainer with mixer tap over, window and door opening into the conservatory, two ceiling light points, Peninsula unit and radiator. Plumbing for washing machine and further appliance spaces. Door through to garage.

CONSERVATORY

5.56 max x 2.9 max (18'2" max x 9'6" max)

Spacious conservatory having tiled floor, timber double doors opening to the garden, door providing side access to the front of the property and sliding doors leading back into the dining room.

GROUND FLOOR SHOWER ROOM

Having tiled flooring, radiator, ceiling light point, UPVC double glazed window overlooking the garden, wall-mounted wash handbasin with tiled splashback, shower cubicle with wall-mounted electric shower, part complementary tiling to walls, low flush WC and further UPVC double glazed window with obscured glass.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having radiator, two ceiling light points, loft access hatch, UPVC double glazed window with obscured glass. Also, airing cupboard housing the water tank and having fitted shelving.

BEDROOM ONE - FRONT

6.87 max x 2.2 max (22'6" max x 7'2" max)

Having UPVC double glazed window to the front elevation, two ceiling light points and radiator.

ENSUITE

Having shower cubicle, side by side wash handbasins with mixer taps over and set into vanity storage, wall-mounted mirror, full complementary tiling to walls, UPVC double glazed window with obscured glass, low flush WC, bidet, ceiling light point and wall-mounted cupboard.

BEDROOM TWO - FRONT

4.36 max x 2.58 max (14'3" max x 8'5" max)

Having UPVC double glazed window overlooking the front elevation, radiator, ceiling light point and useful built-in cupboard.

BEDROOM THREE - REAR

2.37 max x 2.33 max (7'9" max x 7'7" max)

Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

BEDROOM FOUR - FRONT

3.46 max x 1.87 max (11'4" max x 6'1" max)

Having UPVC double glazed window overlooking the front elevation, radiator and ceiling light point.

BATHROOM

Having corner bath with mixer tap over, low fresh WC, bidet, pedestal wash hand basin with mixer tap over, full complementary tiling to walls, radiator, UPVC double glazed window with obscure glass and recessed ceiling spotlights.

OUTSIDE

SIDE GARAGE

Having electric up and over door and utility meters.

REAR GARDEN

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND - E



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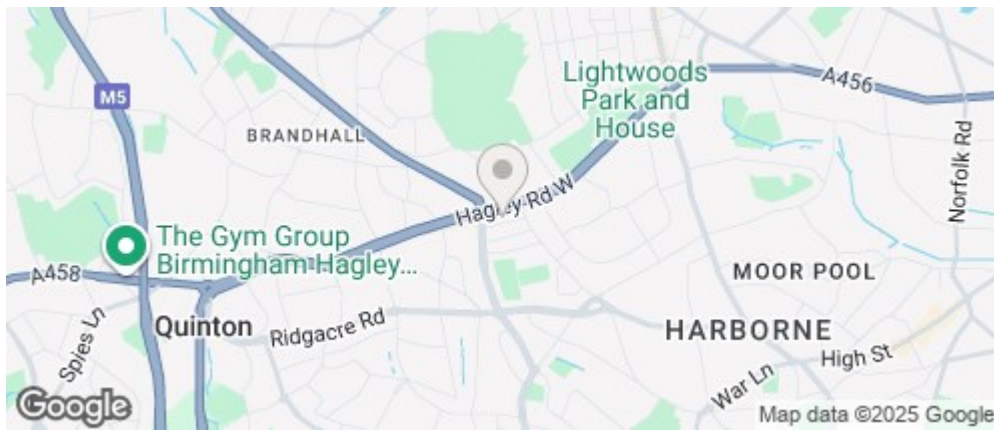




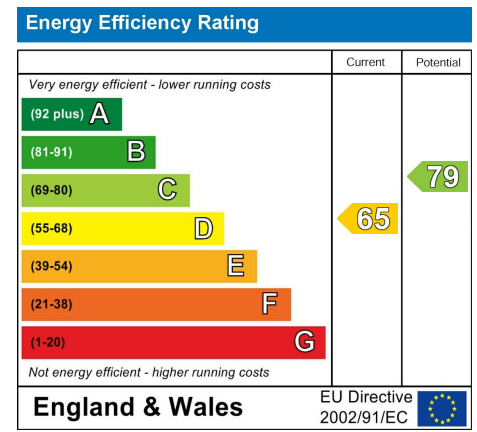
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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