

20 Redhall Road

Quinton, Birmingham, B32 2DB

£510,000

















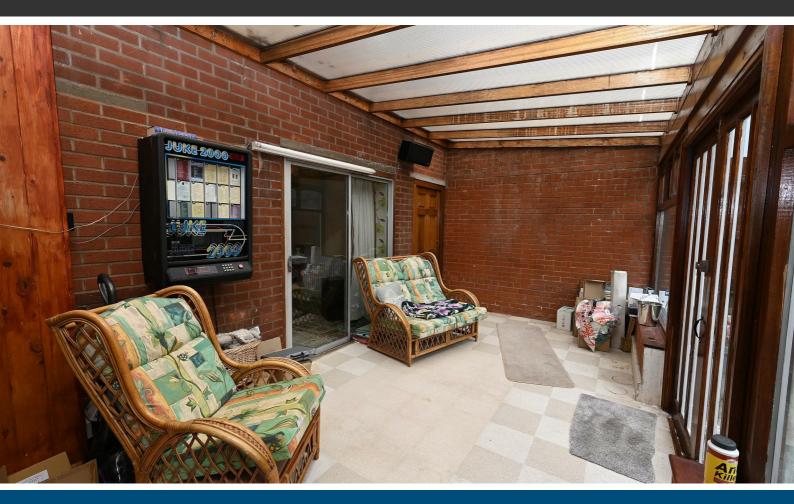
PROPERTY DESCRIPTION

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

20 Redhall Road



PORCH

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

FRONT RECEPTION ROOM

4.55m max into recess x 4.33m 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

4.54m max x 3.36m 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

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

5.56m max x 2.9m 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

6.87m max x 2.2m 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

4.36m max x 2.58m 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

2.37m max x 2.33m 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

3.46m max x 1.87m 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





































ROAD MAP Lightwoods Hagley:Rd Park and House Woor Pool Ridgacte Rd Ridgacte Rd Hagley:Rd HARBORNE High St

ENERGY EFFICIENCY GRAPH Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E

2002/91/EC

Not energy efficient - higher running costs

England & Wales

FLOOR PLAN

Google



Map data @2025 Google

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.