





89 Westwood Drive

Rednal, B45 9WF

Andrew Grant

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Rednal, Birmingham, B45 9WF

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Offers in excess of £299,000

An impressive four-bedroom terraced home situated in an extremely convenient location, bordering the village of Rubery.

Key features

- Impressive four-bedroom family home
- Convenient location
- Rubery Village nearby
- Spacious living dining room
- Cloakroom
- Master with en-suite shower room
- Three double bedrooms and one single
- Well-equipped family bathroom
- Private rear garden
- Driveway parking

Freehold / 986 sq ft





The Front

At the front of the property, a driveway welcomes you, offering convenient off-road parking and guiding you towards the entrance.

Upon entering through the front door, you are welcomed by an inviting hallway which leads to the ground floor accommodation.



Living Dining Room

The living area features high-quality grey wood-effect laminate flooring, effortlessly flowing throughout the space. It is bathed in natural light pouring through its front-facing window, which contributes to a warm and inviting atmosphere.

The fireplace with its stone surround and hearth adds to the cosy ambiance. In contrast, the dining area offers delightful garden views and ample space to comfortably accommodate a dining table and chairs.



Kitchen

Accessible from the dining area, the kitchen boasts a range of wall and base units, providing ample worktop space that features a stainless-steel sink with drainer and mixer tap. Integrated appliances such as an oven, hob and extractor are seamlessly incorporated. Additionally, there is space for further appliances, while a window along with a part-glazed door allows natural light to illuminate the area, offering convenient access to the rear garden.



Cloakroom

Conveniently situated by the entrance, there is a useful cloakroom, complete with a WC, washbasin and an obscure-glazed window overlooking the front aspect.

First Floor

Ascending the staircase, you will arrive at a landing that provides access to four bedrooms and the family bathroom.



Bedroom One

The master bedroom is a generously sized double room, offering a charming view from its front-facing window. Accompanying the master bedroom is a convenient en-suite shower room, complete with a WC, washbasin and shower cubicle.





Bedrooms Two, Three and Four

Positioned at the front of the property is another double bedroom, featuring a window filling the space with an abundance of natural light. The third bedroom, also a double room, offers a pleasant view

of the rear garden through its window. Completing the bedroom accommodation is a cosy fourth bedroom, a peaceful single room featuring a rear-facing window which brightens the space.



Family Bathroom

Servicing the bedrooms is a well-equipped family bathroom, including a WC, washbasin and a bath with a shower.



The Garden

To the rear, there is a private garden offering quality outdoor space for the whole family to enjoy. With ample room for alfresco dining, this area is a valuable addition to the home.



Services

Mains gas, electricity, water and drainage.

Council Tax - Band D

Location

89 Westwood Drive is nestled in Rednal, a highly sought-after locale bordering the ever-popular village of Rubery. Within the village, residents enjoy access to excellent amenities, including the bustling Longbridge retail park and the expansive Rubery Great Park.

For outdoor enthusiasts, the picturesque Waseley Hills Country Park and the majestic Lickey Hills are nearby, offering a myriad of scenic walks and riding trails to explore and enjoy.

Families will discover a wealth of schooling options nearby, as a variety of reputable schools and colleges are situated in proximity. Moreover, within the city itself, education opportunities abound, encompassing a diverse array of primary and junior schools, as well as sixth form colleges. Aspiring scholars aiming for higher education will find themselves spoiled for choice, with Birmingham boasting esteemed institutions like the renowned Birmingham University.

Healthcare needs are well met with the presence of the acclaimed Queen Elizabeth Hospital in Birmingham.

Thanks to excellent public transport links and well-connected road networks, reaching Birmingham City Centre is a breeze. Commuters will appreciate the convenience of nearby access to the M5 and M42, as well as the option of traveling by train via New Street Station.

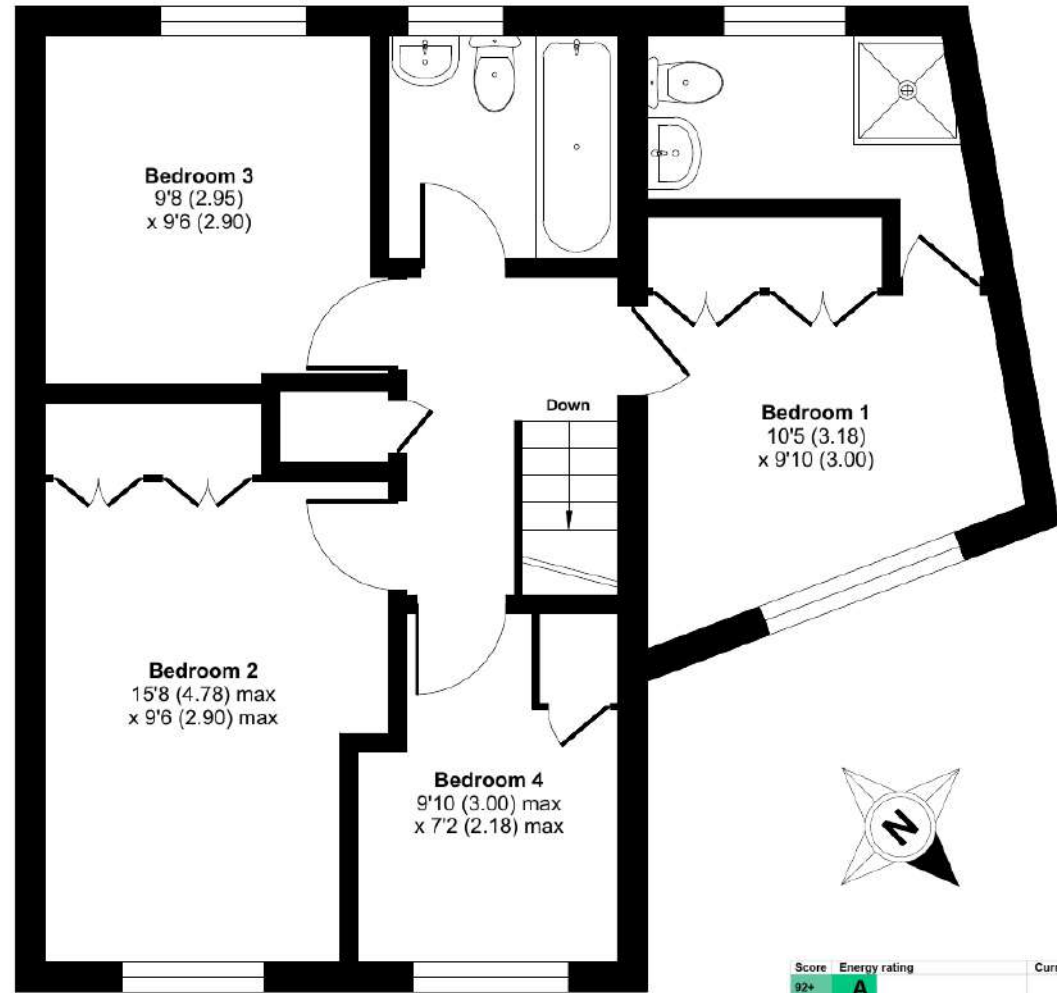
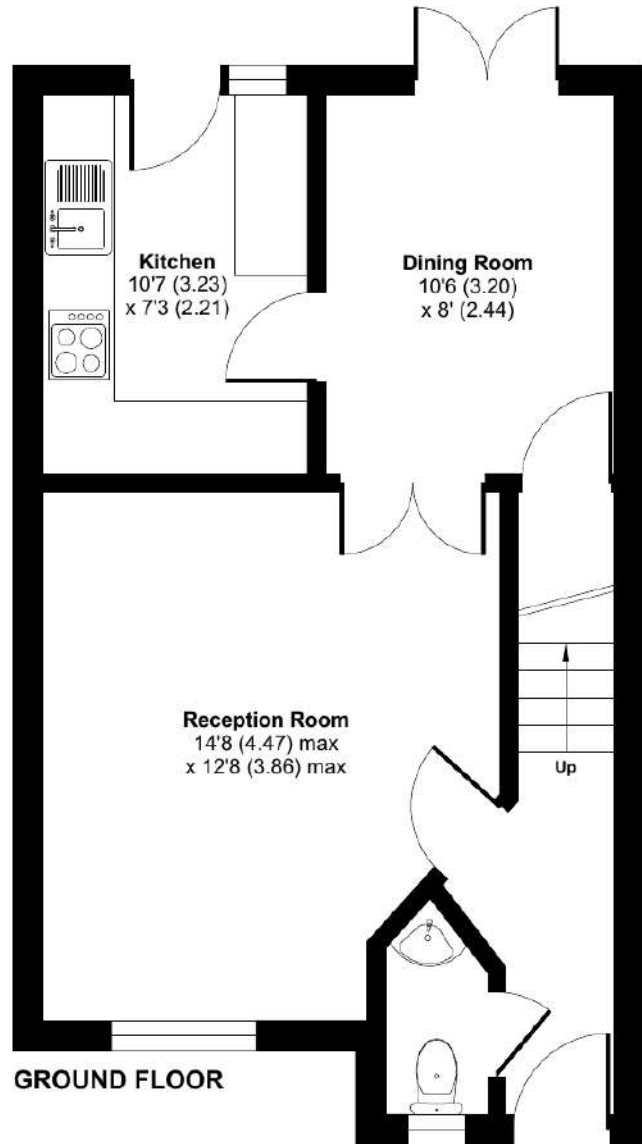
Birmingham offers a multitude of leisure activities and shopping experiences, with attractions including the upscale Mailbox. There are an abundance of shops, restaurants, and cultural hotspots, while attractions like the Birmingham Botanical Garden, Edgbaston Cricket Ground, the historic Jewellery Quarter and various museums and art galleries promise endless exploration and enjoyment.



Westwood Drive, Rubery, Rednal, Birmingham, B45

Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1110184



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