



26 Madley Close

Rednal, B45 9XA

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

An impressive four bedroom detached family home with a stunning garden, spacious interiors and a desirable position close to local amenities and transport links.

- Substantial four-bedroom detached home providing generous and versatile living accommodation, ideal for family life.
- Expansive open-plan kitchen, dining and living area with direct garden access, perfect for both everyday living and entertaining.
- Elegant bay-fronted living room with feature fireplace and a flowing layout into the dining space for flexible use.
- Generous rear garden with a large lawn, paved patio and raised seating area, offering excellent privacy and outdoor space.
- Private driveway providing ample off-road parking for multiple vehicles, enhancing convenience and security.
- Sought-after Rednal location within easy reach of schools, local amenities, Lickey Hills Country Park and superb transport links.

1936 sq ft (179.8 sq m)





The kitchen

The kitchen is a true centrepiece, offering a generous open-plan layout with sleek cabinetry and expansive work surfaces. A large island with breakfast bar seating enhances practicality, while integrated appliances and ample storage ensure convenience. Full-height windows and sliding doors flood the space with natural light, creating a seamless connection to the garden. Ideal for both everyday living and entertaining.





The living room

The bright, inviting living room features a striking bay window that floods the space with natural light. A central fireplace with an elegant surround creates a warm focal point. Flowing seamlessly into the dining area, this spacious setting is ideal for relaxing and entertaining, offering a versatile space that adapts to every occasion.





Bedroom one

Bedroom one is an impressively spacious double with a large window offering plenty of natural light. The well-proportioned room comfortably accommodates a range of furniture, creating a calm and airy retreat. In addition to the ample space in the room itself, it is also serviced by a useful dressing room.





The dressing room

The dressing room is a versatile and useful space to enhance the master bedroom. It could be easily adapted back into a bedroom or into an en suite. A large window makes the room feel bright and welcoming.



Bedroom two

Bedroom two is a bright and spacious double, with two large windows. Well-proportioned, it provides flexible accommodation, easily suited to use as a guest bedroom.



Bedroom three

Bedroom three is a well-sized room, enhanced by a large window that fills the space with natural light. Offering flexibility, it is ideal as a bedroom or guest room.



Bedroom four

Bedroom four is a bright and adaptable double bedroom, ideal for use as a guest bedroom, study, playroom or hobby room. The window provides plenty of light making this room a bright and airy space.



The family bathroom

The family bathroom is generously sized and beautifully appointed, featuring a contemporary suite with a freestanding bath, separate walk-in shower, vanity basin and WC. Finished with stylish tiling, the room benefits from three frosted windows that allow natural light whilst maintaining privacy. A sleek heated towel rail completes this luxurious and practical space.



The garden

The generous rear garden offers a perfect balance of lawn and patio, ideal for both relaxation and entertaining. Enclosed by mature trees and fencing, it provides a high degree of privacy and a peaceful retreat. A paved path leads to a charming spacious patio at the end of the garden and is ideal for outdoor dining. Well-maintained borders add year-round interest, creating an inviting, usable outdoor space for the whole family.



Location

Situated in the popular area of Rednal, 26 Madley Close offers excellent access to a wealth of amenities and transport links. Nearby, Longbridge and Rubery provide a variety of shops, supermarkets and cafes, while the renowned Lickey Hills Country Park is perfect for outdoor enthusiasts.

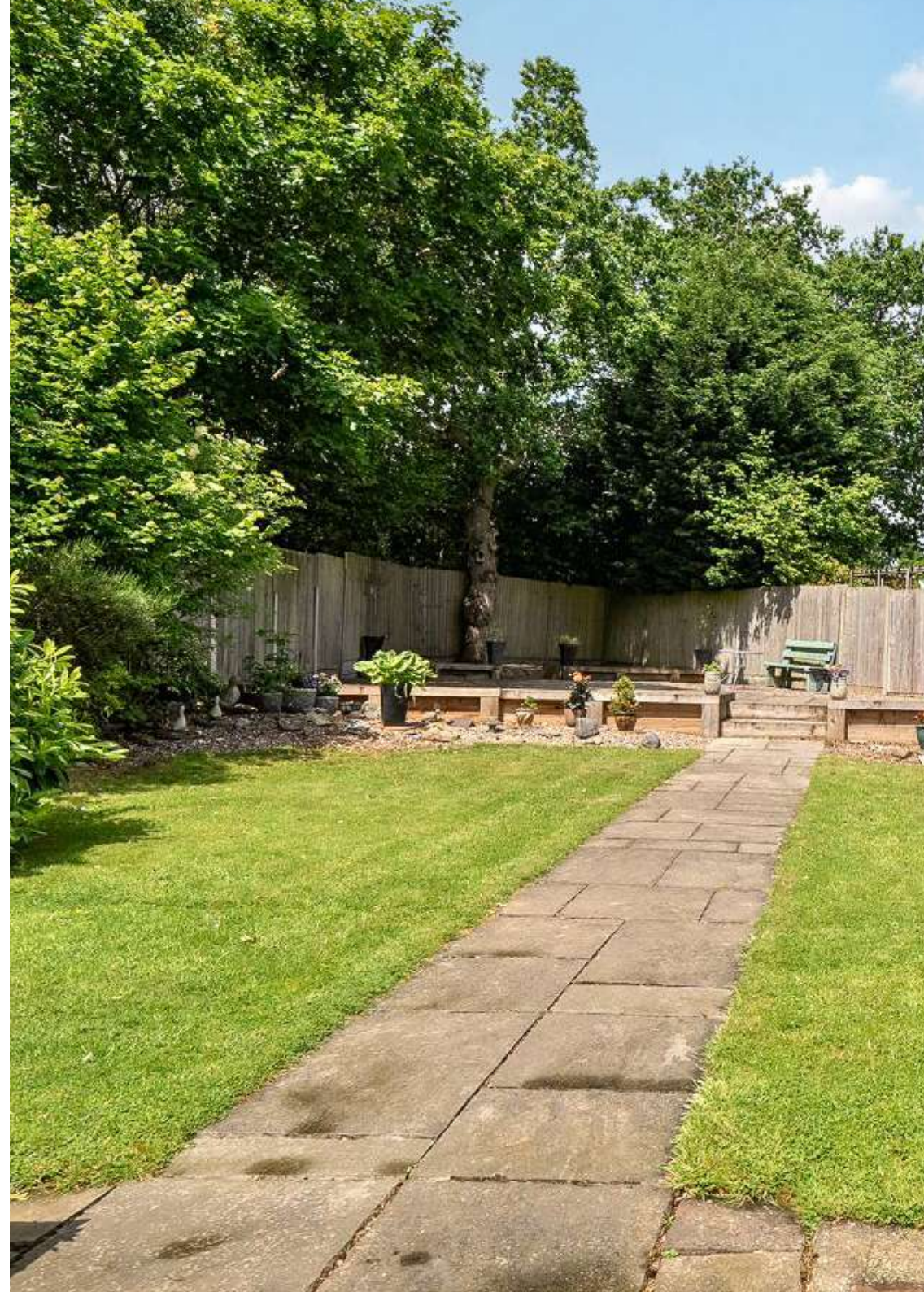
The property is well-positioned for commuters, with Longbridge Train Station offering direct services to Birmingham city centre, and the M5 and M42 motorways close by. Families will appreciate the selection of good local schools and nurseries. Rednal's blend of suburban tranquillity with city convenience makes it an ideal location for both families and professionals alike.

Services

This property benefits from mains gas, electricity, water and sewage. The property also has access to broadband.

Council Tax

This property is a council tax **band E**

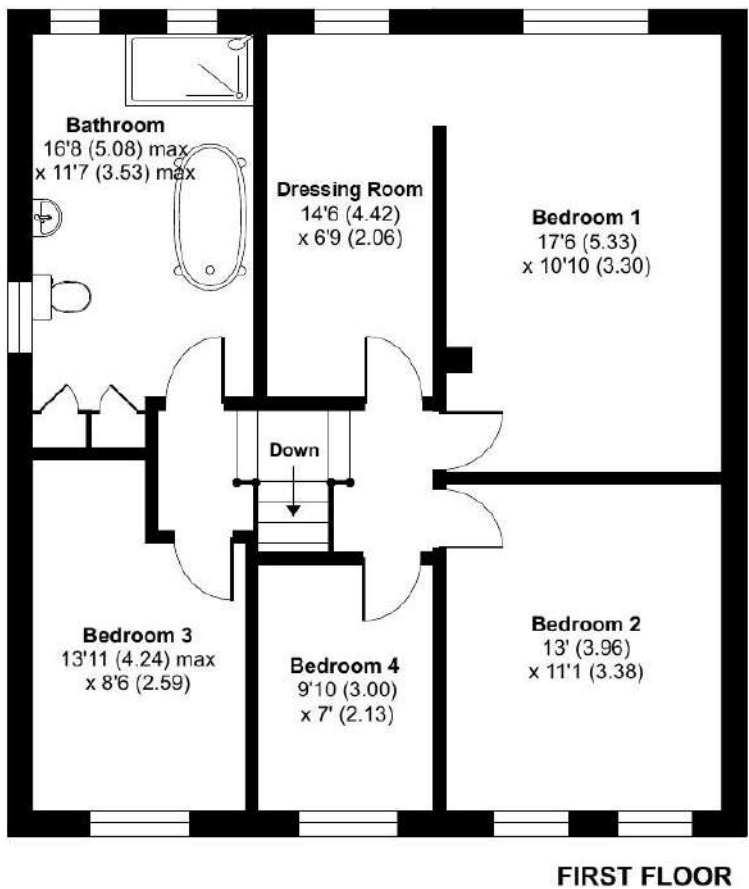
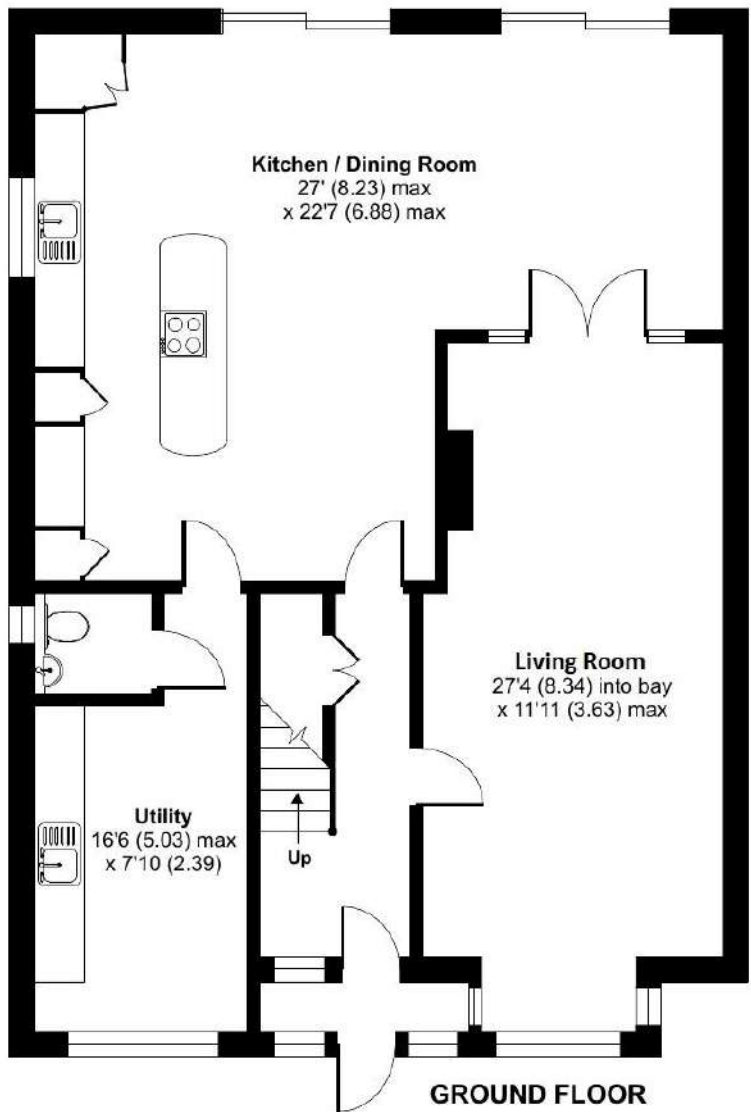


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 1936 sq ft / 179.8 sq m

For identification only - Not to scale



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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