



20 Windmill Avenue

Rednal, B45 9TA

Andrew Grant

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4 Bedrooms 3 Bathrooms 2 Reception Rooms

A stunning, fully renovated and extended family home offering exceptional design throughout, a beautiful landscaped garden and a prime Rednal location.

- Immaculately refurbished and extended four-bedroom family home with stylish interiors and contemporary finishes throughout.
- Exceptional open-plan kitchen, dining and living space designed for modern family life and entertaining.
- Beautifully landscaped rear garden with spacious patio terrace and extensive lawn.
- Private driveway with ample off-road parking and an integral garage.
- Sought-after location close to schools, transport links, the Lickey Hills Country Park and Waseley Hills Country Park.

This beautifully extended semi-detached home has been thoughtfully refurbished to combine contemporary style with practical family living. The heart of the home is the stunning open-plan kitchen, dining and living area, featuring large bi-fold doors opening to the rear garden. A study and stylish shower and utility room with garage access adds valuable functionality. Upstairs, the elegant primary bedroom benefits from a luxurious en suite shower room. Three further bedrooms, including a versatile dressing room, sit alongside a contemporary family bathroom. Outside, a generous patio terrace leads to a wide expanse of lawn. A newly laid tarmac driveway offers parking for multiple vehicles, complemented by an integral garage. Close to excellent schools, amenities, superb transport links, Lickey Hills Country Park and Waseley Hills Country Park, this home provides an attractive setting for modern family living.

1408 sq ft (130.8 sq m)





The kitchen and dining area

The kitchen and dining space form the heart of the home, designed with impressive attention to detail and a focus on quality. Skylights flood the room with natural light, enhancing the sense of openness and drawing attention to the herringbone flooring that runs throughout. A large central island provides generous workspace and includes integrated storage and seating, creating a practical area for both cooking and entertaining.



The layout is beautifully considered, with high-quality built-in Bosch appliances neatly housed within the cabinetry. The granite work surfaces are complemented by subtle marble-effect detailing and ambient lighting beneath the upper cupboards, while an instant boiling water tap adds a touch of modern convenience. The dining area sits comfortably to one side, with space for a family table and views through the bi-fold doors to the garden beyond. These doors open fully to connect the indoor and outdoor areas, ideal for summer gatherings or relaxed evenings at home. Every element of this room has been designed with longevity and practicality in mind, ensuring it performs as beautifully as it looks.



The sitting room

The sitting room is an elegant and comfortable space that sets the tone for the rest of the home. A large bay window draws in natural light, enhancing the sense of space and creating a bright yet welcoming atmosphere. A bespoke media wall with a premium electric fireplace forms a sophisticated focal point, combining warmth, technology and style. The herringbone flooring continues throughout, tying the ground floor together with a sense of continuity and refinement.





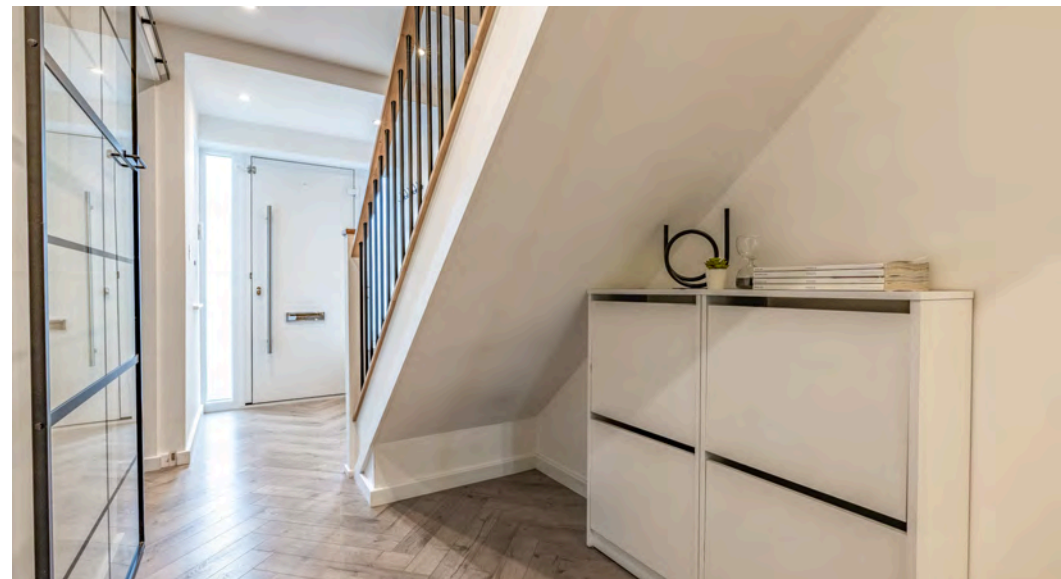
The study

The study is a bright and versatile room offering an ideal setting for home working, study or creative pursuits. Positioned just off the kitchen, it provides a quiet retreat while remaining connected to the main living space. The layout allows for generous desk space and additional storage, with built-in shelving helping to keep the area organised and practical. Its flexible design means it could also serve as a playroom or additional bedroom if required, offering valuable adaptability to suit changing needs.



The shower and utility room

The shower and utility room combine striking design with everyday practicality. Finished to an exceptional standard, it features a walk-in shower with a rainfall fitting and a sleek glass screen. The fitted cabinetry, with space for a washer and dryer, provides generous storage, while textured tiles, underfloor heating and integrated lighting enhance the sense of luxury. A built-in wall-hung WC maximises both space and style. From here, there is also access to the integral garage, adding further practicality.



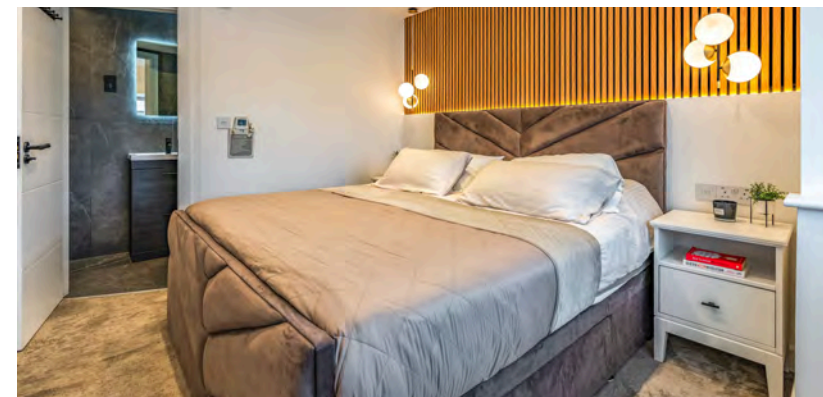
The entrance hall

The entrance hall creates an immediate impression of space and quality. The herringbone flooring continues from the main living areas, enhanced by underfloor heating throughout the entire ground floor. A feature staircase with oak detailing and a custom-designed black balustrade adds a stylish focal point, while mirrored storage maximises light and functionality. The result is a bright, inviting space that perfectly introduces the home's refined and contemporary finish.



The primary bedroom

The primary bedroom is a calm and luxurious retreat, designed with both comfort and style in mind. A large bay window fills the space with natural light, enhancing its generous proportions and creating an airy feel. The feature wall adds depth and warmth, while thoughtful lighting highlights the quality of the finish. This room includes access to a beautifully appointed en suite, completing a private and restful space that feels both refined and practical.





The primary en suite

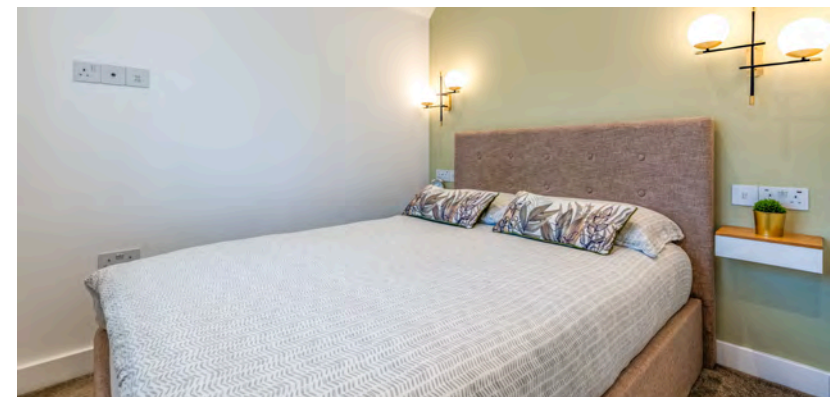
The en suite is finished to a remarkable standard, combining striking design with premium functionality. Large format tiles create a luxurious backdrop for the walk-in shower, complemented by black fixtures and soft ambient lighting. The double vanity offers generous storage and a sleek, contemporary finish, while the illuminated mirror enhances both space and light. Underfloor heating adds an extra layer of comfort and luxury, ensuring the room feels as indulgent as it looks.





The second bedroom

The second bedroom is a generous double, designed with both comfort and practicality in mind. Dual windows overlook the frontage, filling the room with natural light, while modern wall lighting adds a touch of contemporary style. Built-in wardrobes with integrated LED lighting provide excellent functionality, helping to maintain a clean and uncluttered space that feels both bright and welcoming.





The third bedroom

The third bedroom is another well-proportioned double, offering a calm and airy atmosphere. A large rear-facing window frames open views of the garden, allowing natural light to flood the room throughout the day. Its versatile layout makes it ideal as a guest room, child's bedroom or additional study, combining comfort with flexibility for modern family living.



The fourth bedroom

Currently arranged as a dressing room, this space offers excellent versatility. Two windows allow natural light to fill the room. Fitted wardrobes with glass-fronted doors and integrated LED lighting provide abundant storage while maintaining a clean, elegant aesthetic. The thoughtful layout ensures the space remains both practical and refined. Equally suited as a further family bedroom or nursery, this room offers flexibility to adapt effortlessly to changing needs.





The family bathroom

The family bathroom exudes spa-like luxury, finished in sleek, large-format tiles and subtle ambient lighting. A statement whirlpool bath provides the perfect space to relax, complemented by matte black fittings and a modern rainfall shower. A recessed shelf feature offers both practicality and a stylish display for toiletries, while underfloor heating ensures warmth and comfort. The vanity unit provides ample storage and the illuminated mirror enhances both light and style.

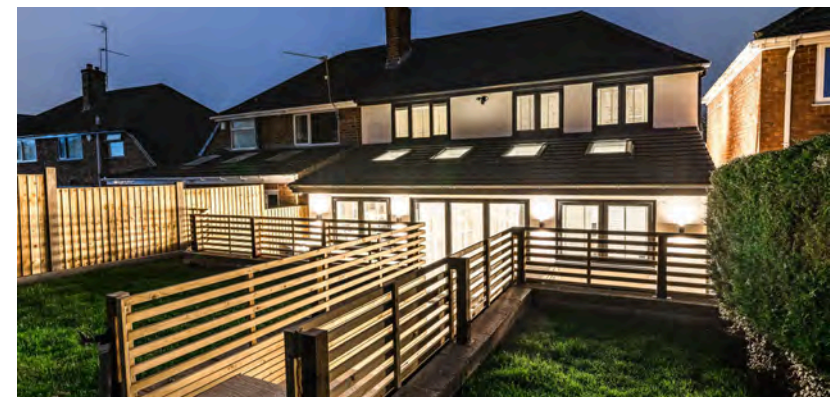


The garden

The rear garden has been professionally landscaped to create a private and functional outdoor retreat. A generous porcelain-tiled terrace provides an ideal space for entertaining or al fresco dining, framed by contemporary timber screening for added privacy. Steps lead up to an expansive lawn bordered by mature hedging and new fencing, offering a safe and secluded area for relaxation or play.



The garden's design combines clean modern lines with a natural aesthetic, balancing low-maintenance practicality with visual appeal. Its size and layout make it perfectly suited for family life, summer gatherings, or simply unwinding in a peaceful, open-air setting. All essential services, including power supply, water, drainage and internet, are already installed at the rear of the garden, providing the ideal foundation for a potential home office, gym or studio. This thoughtful addition offers future flexibility without compromising the garden's open and beautifully landscaped feel.





The driveway and parking

To the front of the property, a newly laid tarmac driveway framed with block paving provides ample off-road parking for multiple vehicles. The smart contemporary façade, featuring anthracite grey windows and doors, creates an impressive first impression. The integrated garage offers additional secure storage, while the neatly landscaped border adds a touch of greenery to the sleek, modern exterior.



Location

20 Windmill Avenue offers an ideal balance of suburban calm and easy access to Birmingham city centre, around nine miles away. Set within the Longbridge and Rubery community, the area combines scenic countryside with excellent local amenities.

The nearby Longbridge development provides shops, supermarkets, restaurants, a cinema and a gym, while everyday essentials are also available in Rednal and Rubery. For outdoor pursuits, Lickey Hills and Waseley Hills Country Parks are close by, offering walking trails, panoramic views and over 500 acres of open space.

Families are well served by respected schools, including Rednal Hill Infant and Junior, St Columba's Catholic Primary and St James Catholic Primary. Colmers School and Sixth Form College provides secondary and post-16 education nearby.

Transport links are excellent, with regular bus services and Longbridge Railway Station offering connections to Birmingham New Street, Redditch and Bromsgrove. The M5 and M42 motorways are also within easy reach, ensuring straightforward regional travel.

Services

The property offers excellent security and modern efficiency. CCTV cameras, a comprehensive ADT alarm system and high-security doors provide peace of mind, while the home is fully serviced with mains gas, electricity, water and drainage.

A Tado smart heating system allows room-by-room climate control via app, supported by a Worcester Bosch high-efficiency boiler and enhanced insulation, including external wall insulation for improved thermal performance. Rockwool acoustic insulation and sound block plasterboard ensure quiet comfort throughout, while a fully boarded and illuminated loft offers valuable additional storage.

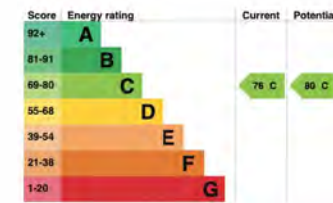
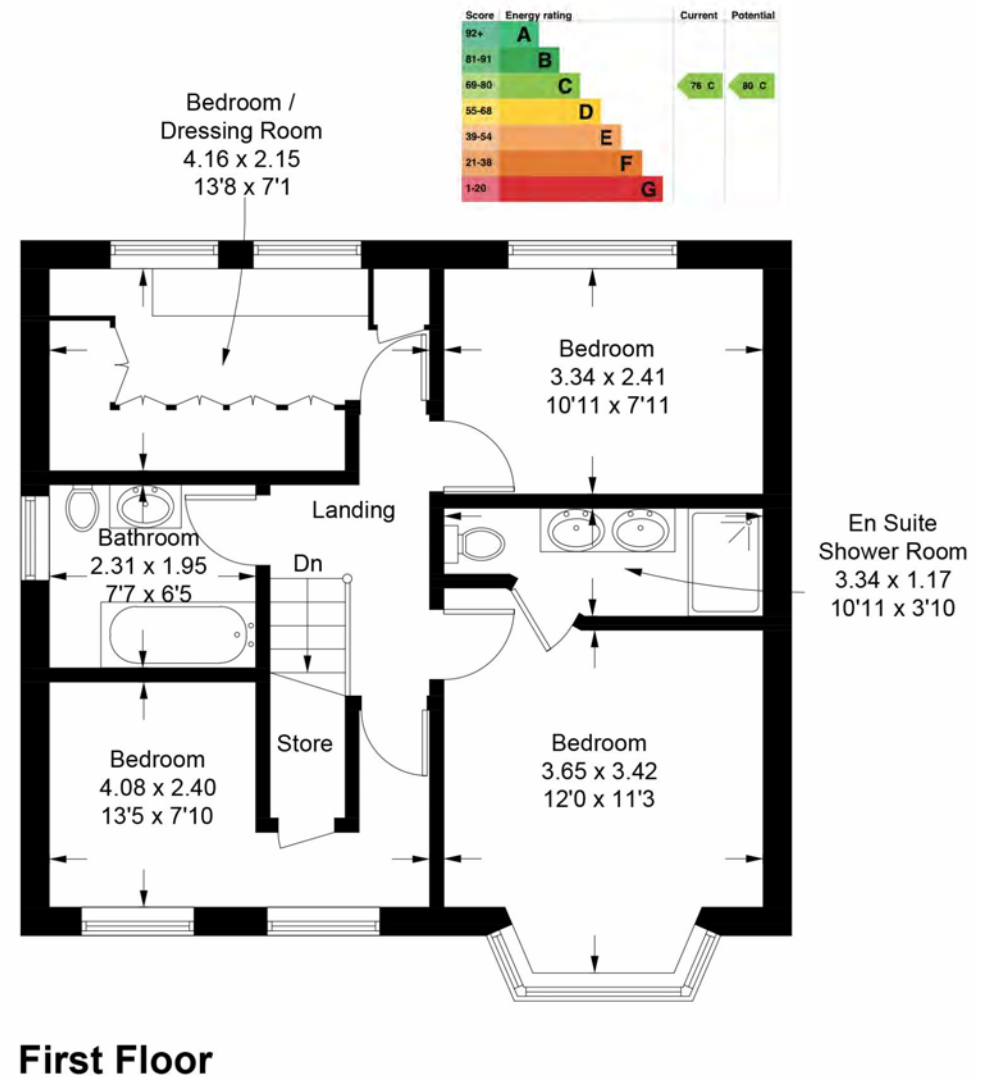
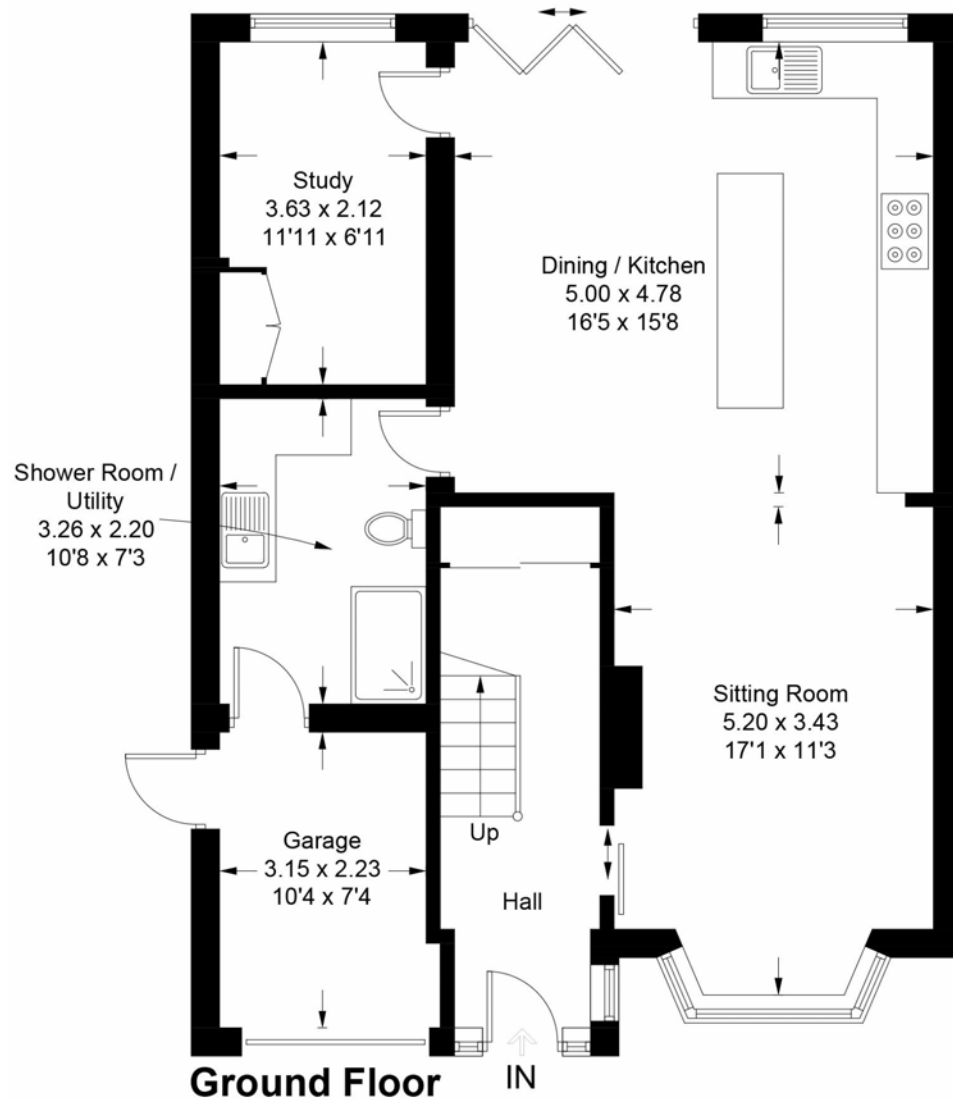
Council Tax

The Council Tax for this property is Band C



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Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
(Including Garage)



This plan is for guidance only and must not be relied upon as a statement of fact.



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