



20 St. Chads Road

Rubery, B45 9DJ

Andrew Grant

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4 Bedrooms 1 Bathrooms 2 Reception Rooms

A thoughtfully improved family home offering generous living space, a bright open plan kitchen diner, a versatile ground floor bedroom and an impressive garden for everyday enjoyment.

- A well arranged family home offering extensive living space with three first floor bedrooms and a ground floor bedroom.
- Contemporary kitchen and dining area with a striking open layout.
- Spacious rear garden with lawn, patio and raised planting.
- Private driveway with excellent off road parking provision.
- Situated in a convenient Rubery location close to shops, schools and transport links.

This attractive family home on St Chads Road offers a superb balance of space and practicality, with a flexible ground floor that includes a welcoming hallway, a spacious living room with a log burner, a snug, an impressive open plan kitchen and dining area opening to the garden and an additional room suitable as a bedroom or study. Upstairs, three well proportioned bedrooms sit around a central landing along with a bathroom featuring a bath with overhead shower. The generous rear garden includes a lawn, raised planting, a patio and an outbuilding that provides useful extra space, while the wide driveway at the front offers excellent parking. This property presents an appealing combination of modern features, adaptable living areas and a desirable Rubery location, making it a strong choice for families seeking comfort and convenience.

1535 sq ft (142.6 sq m)





The kitchen and dining room

The kitchen and dining area create an impressive open plan space designed for modern family living, with a large island providing a practical centrepiece and extensive cabinetry ensuring excellent functionality. Skylights and wide bi fold doors introduce abundant natural light and strengthen the connection to the outdoors, while the dining area offers an inviting setting for everyday meals and relaxed entertaining.



Positioned between the living room and the kitchen, the snug adds valuable versatility as a quiet retreat, play area or informal sitting room, enhancing the flexibility and appeal of the ground floor. The arrangement encourages effortless movement throughout the space and supports a wide range of day to day routines. Its position across the rear of the home further elevates the sense of openness and connection to the garden.





The living room

The living room offers a generous and inviting setting centred around a log burner that creates a warm focal point. A wide bay window enhances the sense of space, while built in cabinetry provides practical storage. This well arranged room offers an ideal environment for relaxation and family time.



The entrance hall

The entrance hall offers an inviting introduction to the home with a well arranged layout that provides clear access to the main living spaces and the staircase to the first floor. This welcoming space sets a positive tone and reflects the practicality found throughout the property.



The primary bedroom

The primary bedroom is a well proportioned and comfortable space. Its layout supports a variety of furniture arrangements and offers a calm setting at the end of the day. A large front facing window enhances the room with an open outlook across the frontage.





The second bedroom

The second bedroom offers generous proportions and a pleasant atmosphere that suits a variety of uses. The well arranged layout make it an ideal space for a family bedroom or guest room. A large window frames pleasant views of the rear garden and enhances the restful feel of this attractive room.





The third bedroom

The third bedroom provides a bright and practical space that works well for a variety of uses. The window brings in generous natural light and the layout supports flexibility, making it suitable as a further family room, guest room or study.



The fourth bedroom

The fourth bedroom offers excellent flexibility for families. Its size allows comfortable use as a bedroom, or study depending on individual needs. This room increases the adaptability of the property, offering a valuable space that can support changing requirements over time.



The family bathroom

The family bathroom offers a modern and well arranged space with a corner bath and an overhead shower that provide practical choice for daily routines. Two windows introduce natural light and enhance the fresh feel of the room, while the layout supports comfortable use.



The garden

The garden provides an inviting outdoor setting with a wide patio leading onto a generous lawn bordered by established planting. A covered seating area creates an attractive space for dining while a pathway guides you towards the outbuilding, offering valuable additional use. The layout supports relaxation and entertaining in a private and well arranged environment.





The driveway

The driveway provides a generous and practical approach to the property, offering convenient space for multiple vehicles and easy access to the entrance. Its wide layout enhances day to day usability and creates a welcoming first impression, making it ideal for households seeking reliable off road parking in a well connected setting.

Location

20 St Chads Road benefits from a desirable Rubery location that offers a strong blend of convenience, community and access to local amenities. Everyday needs are well catered for with nearby shops, cafés and services, while Longbridge Town Centre provides additional choice with supermarkets, retailers and leisure facilities. The area is ideal for families thanks to its selection of primary and secondary schools, all within reach of the property.

Outdoor spaces are a highlight, with the Lickey Hills offering expansive walking routes, picnic areas and natural scenery. Local parks provide further opportunities for recreation and relaxation, adding to the family friendly feel of the area. Transport connections are excellent, with easy access to the A38 for routes into Birmingham and surrounding areas.

Longbridge Railway Station provides direct services into Birmingham City Centre, making commuting straightforward. Bus links run through the area and offer additional options for local and regional travel.

This combination of amenities, outdoor space and transport makes the location well suited to a wide range of lifestyles. It offers suburban calm with the convenience of modern facilities close by, enhancing the overall appeal of the property.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band B.



St. Chads Road

Approximate Gross Internal Area

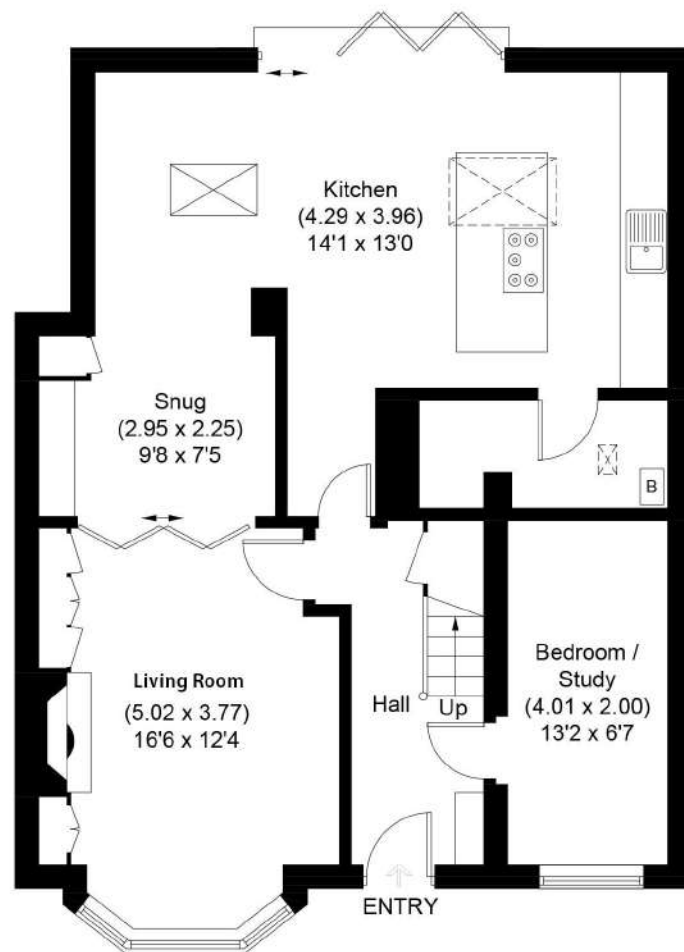
Ground Floor = 77.7 sq m / 836 sq ft

First Floor = 36.6 sq m / 394 sq ft

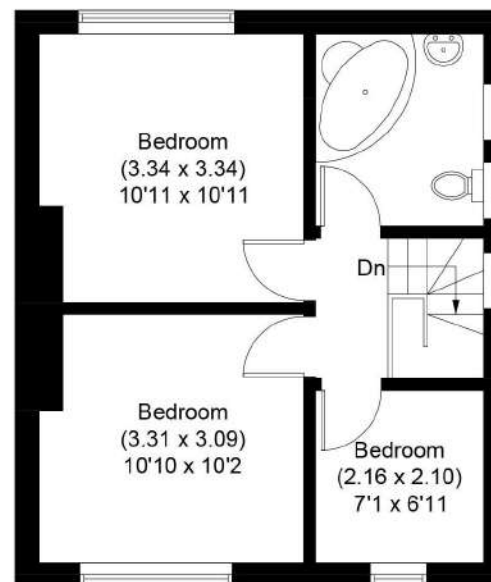
Outbuilding / Shed = 28.3 sq m / 305 sq ft

Total = 142.6 sq m / 1535 sq ft

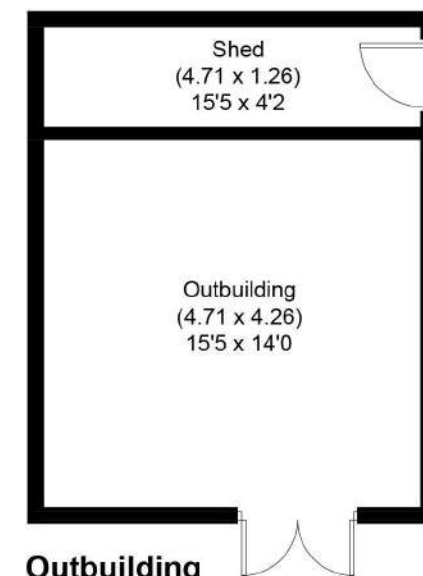
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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