



## 32 Rednal Road

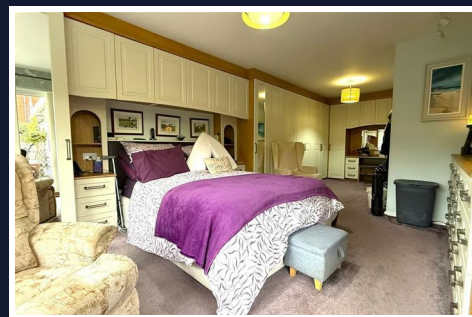
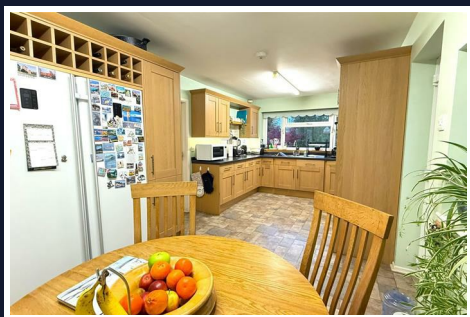
Kings Norton, Birmingham, B38 8DR

Offers In The Region Of £715,000





**\*\*Wonderful Detached Dormer Bungalow in a Prime Kings Norton Location situated on a 0.49 acre plot!\*\*** Situated on one of Kings Norton's desirable roads, this beautifully presented and thoughtfully extended five-bedroom detached dormer bungalow has been meticulously maintained and updated over the years. It offers superb accommodation throughout, with further potential thanks to its generous and well-positioned plot. Perfectly located to enjoy everything the area has to offer, the property is just a short walk from the Kings Norton Nature Reserve and local park, and benefits from excellent transport links via Kings Norton train station and the M42 motorway network. The nearby countryside, reputable schools, and a wealth of local amenities make this an ideal family home. Inside, the property boasts a welcoming entrance porch and hallway, a spacious dining area leading through an archway to a living room with wood-burning stove and sliding patio doors overlooking the landscaped rear garden. The kitchen diner, three ground-floor bedrooms, and a four-piece family bathroom provide flexible and comfortable living space. Additional features include a ground floor WC, utility/side passage, and a good-sized garage. Upstairs, there are two further bedrooms and a shower room, perfect for guests. Outside, the home is set on a wonderful plot with mature front gardens, a driveway providing ample parking, and a stunning, well-tended rear garden with patio area—ideal for relaxing or entertaining. The property also benefits from solar panels to the front and rear with battery storage, double glazing, and gas central heating. EPC Rating A. Early viewing is highly recommended—contact our Kings Norton Sales Team today to arrange your appointment for this exceptional home!



### Approach

The property is approached via a spacious fore garden, featuring a beautifully landscaped area and a block-paved driveway providing ample parking for multiple vehicles. There is also a fenced log store and an ideal space for a caravan. The frontage offers access to the rear garden, garage, and side covered passageway, together with ramp access leading to a double-glazed entrance door, with double-glazed windows to the front and side, opening into:

### Porch

With ceiling light point and further stained glass door with accompanying window to the side aspect opening into:

### Hallway

With central heating radiator, ceiling light point and doors opening into:

### Ground Floor WC

4'5" x 5'8" (1.355 x 1.731)

With low flush push button WC, wash hand basin in vanity unit with mixer tap over, central heating radiator, ceiling mounted extractor fan, ceiling light point, tiled flooring and understairs storage area.

### Dining Area

12'3" x 11'11" (3.747 x 3.633)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, serving hatch into the kitchen, door opening into kitchen and door opening into:

### Entry Area

11'10" x 7'1" (3.630 x 2.169)

With central heating radiator, two wall mounted light points and open archway with steps leading into into:

### Living Area

22'0" x 13'4" (6.706 x 4.066)

With a wood burning fire with wooden mantle piece and tiled hearth, two central heating radiators, double glazed sliding patio door giving access to the rear garden, wall mounted light points, ceiling light point,

### Kitchen/Diner

19'10" x 9'11" (6.054 x 3.027)

With laminate tile effect floor covering, double glazed window to the front aspect, serving hatch into dining area, double glazed window with an accompanying double glazed door giving access to the side utility area, two ceiling strip light points, central heating radiator, a selection of matching wall and base units with integrated Bosch double oven and grill, five ring burner gas hob with extractor over, integrated Bosch dishwasher, one and a half stainless steel sink and drainer with hot and cold mixer tap over, space for an American style fridge freezer and door leading into:

### Side Passageway and Utility Area

3'11" max x 20'7" (1.215 max x 6.285)

With laminate wood effect floor covering, double glazed door with accompanying double glazed window to the rear aspect, double glazed door opening to the front driveway, wall mounted gas meter, space facility for washing machine and tumble dryer, in-built units with work surfaces over and step leading up to garage.

### Further Hallway Area

With two ceiling light points, stairs rising to the first floor accommodation and doors opening into:

### Bedroom One

12'0" max x 24'7" max (3.677 max x 7.514 max)

With double glazed sliding patio doors giving access to the rear garden with steps down to the patio area, double glazed window giving views of the rear garden, central heating radiator, ceiling light point and a range of fitted wardrobes.

### Bedroom Two

11'11" x 13'10" (3.652 x 4.241)

With wooden flooring, double glazed window to the front aspect, central heating radiator and two ceiling light point.

### Bedroom Three

13'5" x 8'2" (4.097 x 2.490)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

**Bathroom**

**8'8" x 7'8" (2.664 x 2.360)**

With a four piece bathroom suite comprising double glazed obscured window to the rear aspect, ceiling light point, tiling to walls, tiled flooring, wash hand basin with mixer tap over and drawers below, bath with mixer tap over and shower head, walk-in shower cubicle with mains powered shower over and rainfall shower over, low flush push button WC, heated towel rail, central heating radiator and extractor fan.

**First Floor Accommodation**

From hallway stairs gives rise to the first floor landing with Velux roof light, plenty of storage with reading area and door opening into bedroom four.

**Bedroom Four**

**12'8" max x 17'9" max (3.880 max x 5.423 max)**

With double glazed window to the rear aspect, central heating radiator, some restricted head height, ceiling light point and storage to eaves.

**Bedroom Five**

**12'3" max x 14'6" max (3.739 max x 4.430 max)**

With a double glazed window to the rear aspect, some restricted head height, central heating radiator, ceiling light point and door opening into:

**Storage Area**

With ceiling light point, central heating boiler and meter for solar panels.

**Shower Room**

**6'6" max x 5'0" (1.996 max x 1.537)**

With a wash hand basin on vanity unit with mixer tap over, low flush push button WC, obscured double glazed window to the

rear aspect, walk-in shower cubicle, ceiling mounted extractor fan, heated towel rail and ceiling light point.

**Rear Garden**

The rear garden features a paved patio area, ideal for outdoor entertaining with hot tub, leading to a pathway that winds between well-kept lawns with a pond, greenhouse, and seating area. Beyond this, the garden extends to a charming rear section, offering a wonderful sense of space and privacy. The mature garden is beautifully stocked with an array of established trees, plants, and shrubs, and truly needs to be explored in person to be fully appreciated.

**Garage**

**19'1" max x 15'5" max (5.839 max x 4.701 max)**

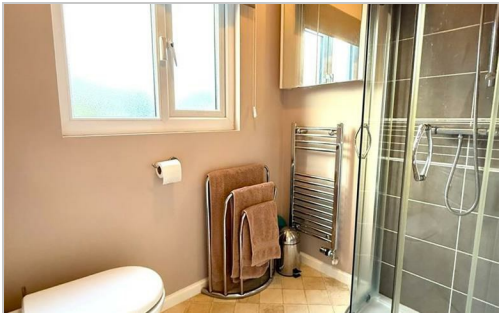
With an electric metal door to driveway, a selection of wall and base units with integrated bowl sink and drainer with mixer tap, space facility for fridge freezer, part wooden flooring and ceiling light point.

**Tenure**

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

**Council Tax**

According to the Direct Gov website the Council Tax Band for 32, Rednal Road Kings Norton, Birmingham, West Midlands, B38 8DR is band G and the annual Council Tax amount is approximately £3,728.33 subject to confirmation from your legal representative.







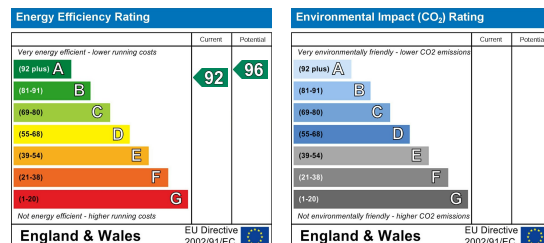
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk