



Redbank Avenue, Birmingham

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Property Description

This two-bedroom freehold semi-detached home occupies a well-established residential position within Erdington, offering a balanced and practical layout with the benefit of traditional construction. The property suits buyers looking for a solid home with longevity, rather than a compromised or over-engineered layout.

The accommodation is arranged over two floors, with the ground floor providing a generous living space supported by a separate kitchen and bathroom. The layout works efficiently for everyday living, maintaining clear separation between reception and service areas while allowing natural flow through the property.

To the first floor, there are two well-proportioned bedrooms accessed from a central landing. Both rooms offer usable dimensions rather than token space, giving flexibility for a principal bedroom alongside a guest room, home office, or second bedroom without compromise.

A key feature of the property is the rear aspect. The garden enjoys an impressive elevated outlook across the city skyline, providing a sense of openness and perspective rarely associated with this style of home. This view adds genuine lifestyle appeal and gives the property a distinctive edge, particularly during evening hours.

Porch

Providing a sheltered entrance and leading into the main living accommodation.

Living Room

A spacious and well-proportioned main reception room, offering excellent depth for seating and furniture layout. This room forms the central living space of the home and benefits from a pleasant outlook to the rear.

Kitchen

Positioned off the living room, the kitchen is fitted with a range of units and provides space for appliances, offering a functional working layout with scope for future updating.

Bathroom

Located on the ground floor, fitted with a bath, wash basin, and WC, serving the property efficiently.

First Floor Landing

Providing access to both bedrooms.

Bedroom One

A generous double bedroom offering ample space for wardrobes and additional furniture, suitable as the principal bedroom.

Bedroom Two

A well-sized second bedroom, ideal for use as a guest room, child's bedroom, or home office.

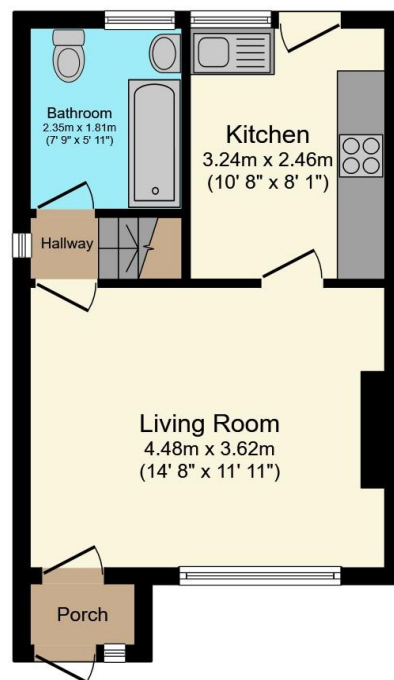
Outside

The property benefits from a rear garden which enjoys an elevated position and far-reaching views across the city skyline. This outdoor space provides both privacy and a strong visual outlook, enhancing the overall appeal of the home.

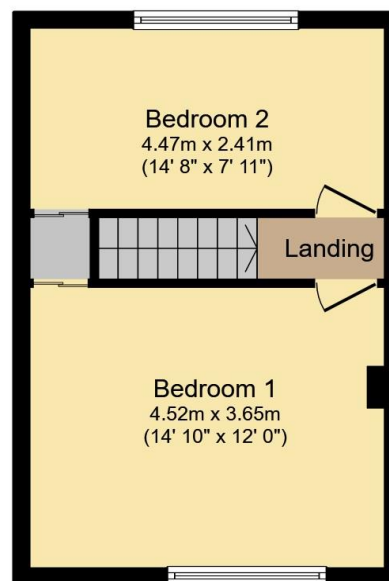








Ground Floor



First Floor

Total floor area 63.7 m² (685 sq.ft.) approx

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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