



6 Clent Road, Rednal, B45 9UU

3 Bedrooms, 1 Bathroom, 2 Reception Rooms

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A beautiful three-bedroom detached residence in the charming locale of Rubery, this property sits on a desirable **corner plot**, offering plenty of space for extending (subject to planning permission). It also boasts the convenience of off-road parking for multiple vehicles as well as a sizeable front garden.

Step into the expansive living space featuring a generously sized lounge, a well-appointed dining room, and a fully equipped kitchen. The accommodation also includes a tastefully designed family bathroom and a delightful rear garden.

In summary, this property comprises the following features: off-road parking for multiple vehicles, a secured porch, an inviting entrance hall, a spacious lounge adorned with a bay window, a captivating feature fireplace, and sliding patio doors that usher in abundant natural light from the rear garden. The dining room boasts a bay window, creating an elegant ambiance, while the well-appointed kitchen is equipped with integrated appliances including a double oven, electric hob, extractor fan and dishwasher. A convenient breakfast bar enhances the functionality, and stable doors lead to the rear garden. The ground floor is completed by a downstairs WC, accessible via a door to the garage.

Ascend the stairs to the first-floor landing to discover the master bedroom, a second double bedroom with built-in wardrobes, a third bedroom, and a family bathroom featuring a separate walk-in shower. This residence seamlessly combines functionality and style for a truly exceptional living experience.





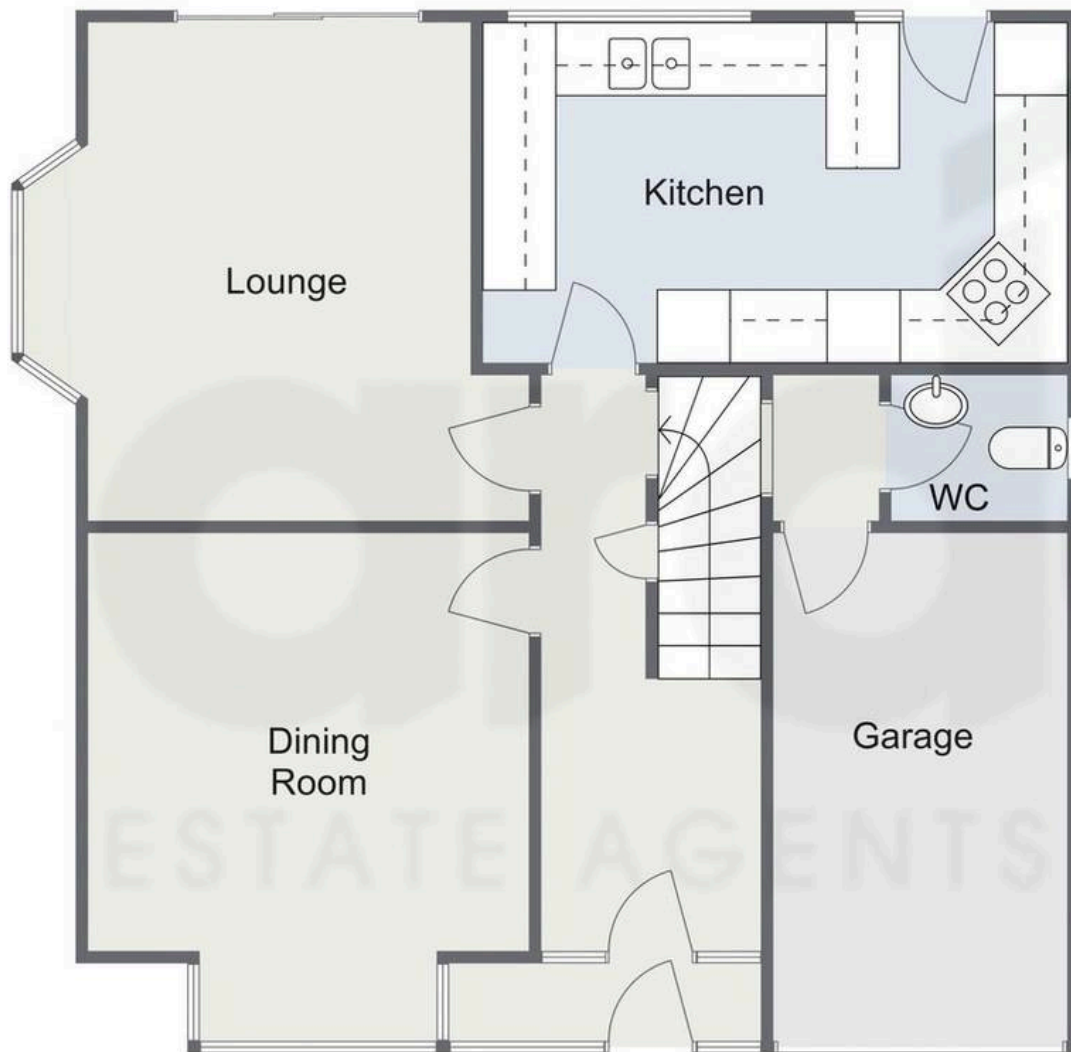
The exterior of the property is adorned with a generously proportioned rear garden, offering a blend of patio and gravelled areas that seamlessly coalesce with a well-maintained lawn. Convenience is elevated with strategically placed sheds, while access to the front of the property is facilitated. Secured by fenced boundaries, this outdoor sanctuary ensures privacy and tranquillity for the discerning homeowner.

Clent Road is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42.



Clent Road, Rubery

Ground Floor



First Floor



Total Area Approx
109.8 Sq M
1181.9 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.