



223 Leach Green Lane, Rednal, B45 8EB

3 Bedrooms, 2 Reception Rooms, 1 Bathroom

0121 453 4349 • rubery@ardenstates.co.uk •

A beautifully extended and charming three-bedroom semi-detached home, located in Rednal, Birmingham. This impressive property boasts a spacious open-plan kitchen, dining, and family area with bi-fold doors opening onto the garden, a separate utility room, two generous reception rooms, and a convenient guest WC. Additional features include off-road parking, a garage, and a low-maintenance rear garden offering stunning, far-reaching views. Ideally positioned close to well-regarded schools, local amenities, and the scenic Lickey Hills Country Park. The property is approached via a private driveway offering off-road parking and access to the integral garage, complemented by a front lawn.

Step inside through the porch into a welcoming hallway, which leads into a cosy lounge featuring a charming bay window and a brick surround fireplace—perfect for relaxed evenings. A further door opens into a stunning open-plan kitchen, dining, and family area. This impressive space is beautifully appointed with a central breakfast island and a range of integrated appliances, including an oven, hob, fridge/freezer and dishwasher.

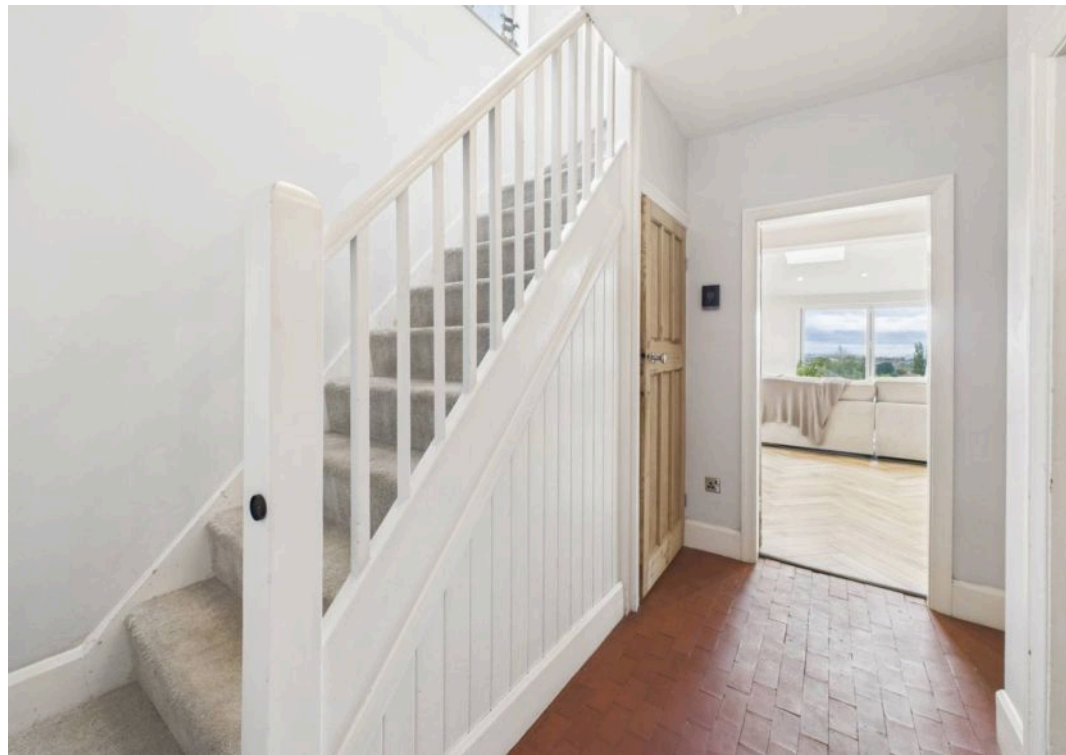
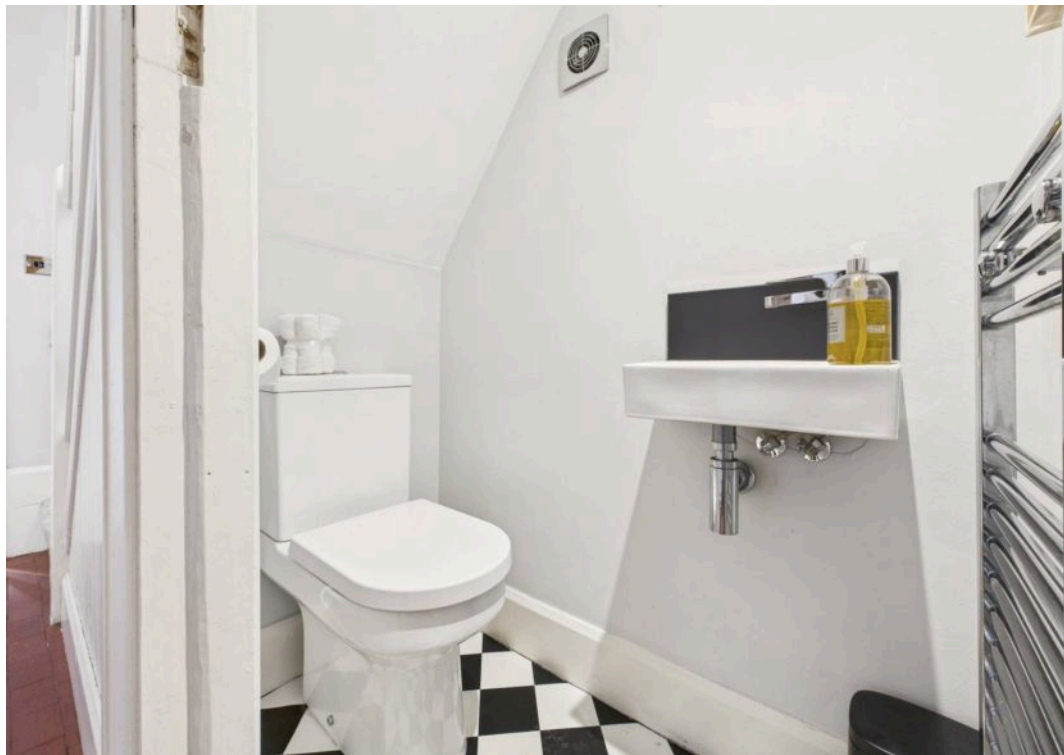
Adjoining the kitchen is a convenient utility area, complete with a skylight, additional integrated fridge/freezer, oven, sink, cabinetry, and plumbing for laundry appliances. The open-plan layout also includes a dedicated dining area and sitting space, all bathed in natural light thanks to Velux windows and bi-folding doors that open to enjoy far-reaching views.

An additional reception room, currently used as a home study, features a rear aspect and another skylight, offering a peaceful, light-filled workspace. The hallway also provides access to a guest WC.

Upstairs, the first-floor landing leads to the master bedroom, a spacious second double bedroom with fitted wardrobes, a third bedroom, and the modern family bathroom.







Externally, the rear garden has been designed for low maintenance, with steps leading down to a lawned area. The garden is fully enclosed with fenced boundaries.

Leach Green Lane is ideally positioned just a short distance from the Lickey Hills Country Park, a renowned green space perfect for walking, cycling, and family outings. Nearby, you'll find a range of shops, cafés, and essential services, including the Longbridge Shopping Park, which features high street retailers and supermarkets. For families, the area boasts several well-regarded schools and nurseries, as well as good access to healthcare facilities. Transport links are excellent, with Longbridge and Barnt Green train stations nearby, offering regular services into Birmingham New Street. The M5 and M42 motorways are also easily accessible, making it convenient for commuters.





Leach Green Lane, Rednal

Ground Floor



Total Area Approx
123.4 Sq M
1328.26 Sq Ft

First Floor



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.

