



7 Valley Farm Road

Rednal, B45 9QX

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Well-proportioned three-bedroom home with spacious living room, kitchen diner and a beautiful, expansive mature garden, plus plentiful parking

- Traditional home arranged over two floors with two reception rooms and three bedrooms
- Living room with fireplace and sliding patio doors onto a raised timber deck
- Expansive mature garden with lawn, terraces, greenhouse and outbuildings
- Long driveway for several vehicles leading to an attached single garage
- Convenient Rednal location close to shops, schools, parks and transport links

This well-presented semi-detached home offers flexible accommodation including a generous through lounge with patio doors to a raised deck, a sociable kitchen diner, a useful utility room and a ground floor cloakroom. Upstairs there are three comfortable bedrooms served by a modern shower room and separate WC. Outside, the exceptional mature garden enjoys a large lawn, planted borders, a greenhouse and workshops. A long driveway provides parking for several vehicles and access to a single garage.

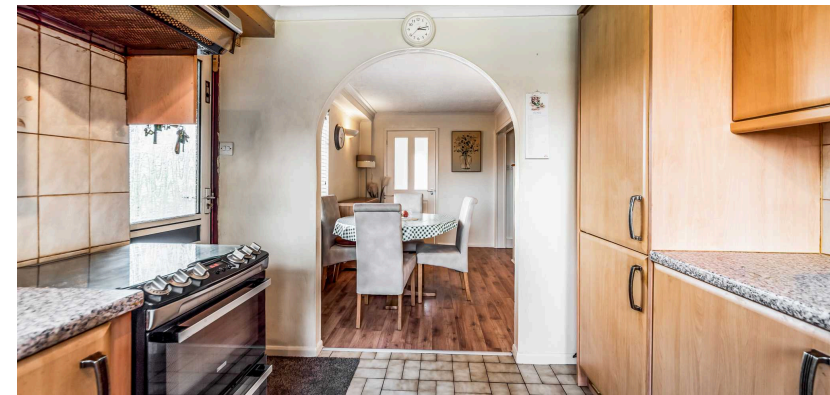
996 sq ft (92.5 sq m)





The kitchen

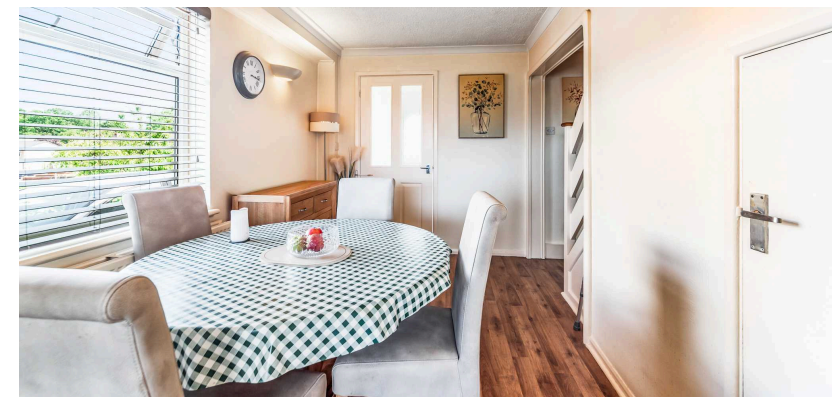
Designed for everyday cooking and family meals, the kitchen offers ample cabinets and worktop space. A generous window above the sink overlooks the garden while a freestanding cooker sits beneath an extractor hood. An archway opens into the dining room for easy entertaining and a door leads to the adjoining utility area.





The dining room

A sociable dining room links the kitchen to the hall and provides a dedicated space for family meals. It enjoys a broad window to the side and under-stairs storage for household items. The open archway to the kitchen creates a natural flow between cooking and dining zones.





The living room

Running the full depth of the home, the living room offers generous space for relaxation and entertaining. A feature fireplace forms a focal point, and wide sliding patio doors open onto a raised timber deck overlooking the garden.



The utility

This practical utility is a valuable complement to the kitchen, providing additional work surfaces, a circular sink and wall cabinets. There is space for laundry appliances and a glazed door opens directly to the garden, making outdoor tasks convenient.



The cloakroom

The ground floor cloakroom is ideal for guests and family, featuring a modern close-coupled WC and a compact basin. Tiled walls and frosted windows add a clean, bright finish. It is conveniently positioned off the entrance hall.



The primary bedroom

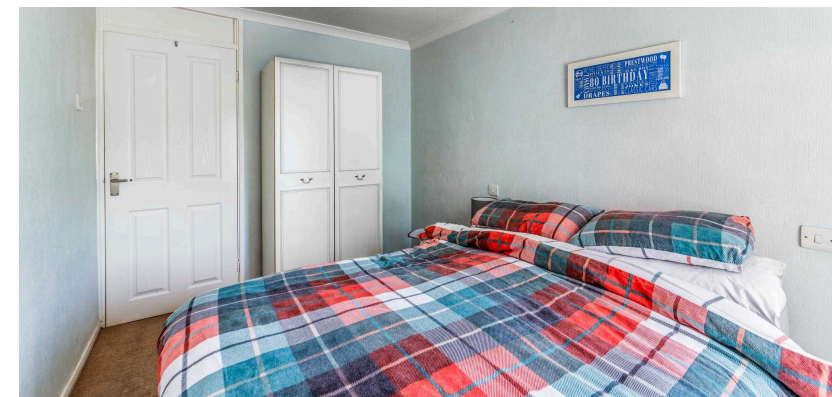
The principal bedroom provides ample space for a large bed and accompanying furnishings. A built-in cupboard offers useful storage, while a wide window overlooks the front of the property. Its generous proportions create a comfortable and practical main bedroom.





The second bedroom

This second double bedroom overlooks the front of the property and provides comfortable accommodation for family or guests. With neutral walls and space for free-standing storage, it makes a versatile sleeping space.





The third bedroom

The third bedroom is a generous single room with a view over the rear garden and mature trees. It can accommodate a single bed alongside a desk or wardrobe, making it suitable as a child's room or study.



The shower room and WC

Serving the bedrooms, the first floor includes a separate WC and basin, a modern shower room fitted with a walk-in enclosure and glazed screen. Contemporary fixtures include a vanity basin and a chrome towel rail. Frosted windows provide privacy while allowing natural light.





The terrace

Adjoining the rear of the home, the substantial raised timber terrace provides an inviting space for outdoor dining and relaxation. It enjoys an elevated position overlooking the gardens and offers ample room for seating and entertaining. Steps lead down to the lawn, creating an easy connection between the home and its outdoor spaces.





The garden

Extending well beyond the terrace, the garden is a remarkable feature of the property and one of the largest plots within the development. Sweeping lawns are interspersed with mature trees, established shrubs and colourful planted borders, creating a private and attractive setting. Meandering paths lead through the garden to a greenhouse, workshop and shed, providing excellent opportunities for gardening, storage and hobbies.



The driveway and parking

To the front of the property a wide paved driveway offers parking for several vehicles and leads to an attached single garage. A lawned frontage with mature shrub planting frames the approach, and a gate at the side gives direct access to the utility.

Location

Rednal is a well regarded suburb on the edge of Birmingham, providing a mix of residential streets, local shops and recreational facilities. The area offers a range of everyday amenities in nearby Rubery and Longbridge, together with supermarkets, cafes and public houses. Schools for all ages are available in the surrounding area. Outdoor enthusiasts will appreciate the proximity of the Lickey Hills Country Park, while commuters benefit from access to the A38, M5 and M42 and rail links from Longbridge into Birmingham city centre.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

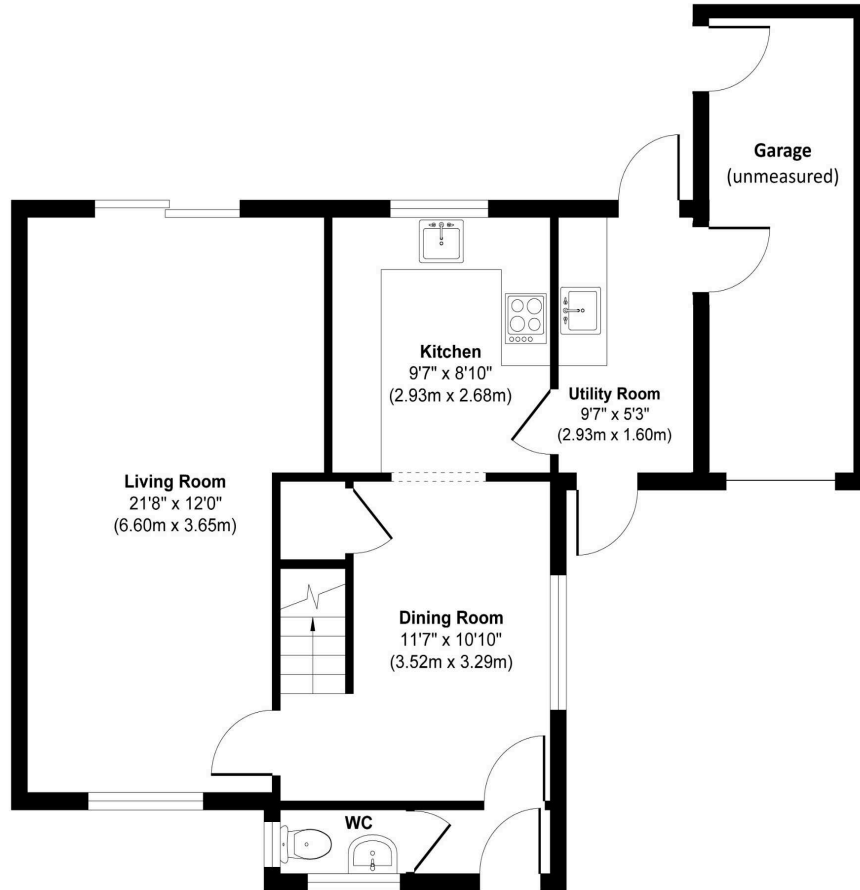
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

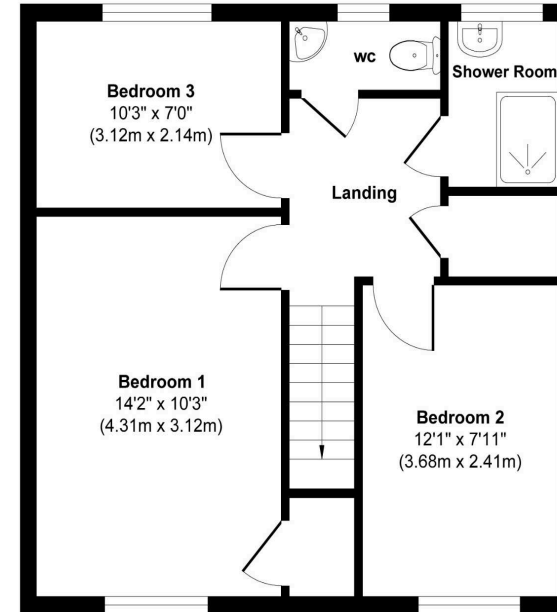
The Council Tax for this property is Band C.



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Ground Floor
Approximate Floor Area
540 sq. ft
(50.22 sq. m)



First Floor
Approximate Floor Area
455 sq. ft
(42.28 sq. m)

Approx. Gross Internal Floor Area 995 sq. ft / 92.50 sq. m

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

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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