



47a Beacon Hill, Rednal
Birmingham

Guide Price **£459,950**



A charming and beautifully presented three-bedroom detached home, situated in the vibrant and well-connected area of Rednal, Birmingham. This attractive residence offers ample off-road parking for two vehicles, a stylish and welcoming interior, and a stunning wrap-around cottage-style rear garden, perfect for modern family living. The property is approached via a driveway providing generous off-road parking. Upon entry, the inviting entrance hall includes a handy storage cupboard and gives access to a spacious lounge featuring a characterful gas log burner and French doors opening onto the rear garden – ideal for relaxing or entertaining.

To the left wing of the home, you'll find a contemporary kitchen/diner, fully equipped with integrated appliances including an electric double oven, gas hob, extractor fan, dishwasher, washing machine, and tumble dryer. This space also enjoys electric underfloor heating and double doors leading directly to the garden. A downstairs WC completes the ground floor accommodation.

Upstairs, the first-floor landing provides enough space for a compact home office setup. From here, you'll find a generous master bedroom with its own modern ensuite, along with two additional double bedrooms and a well-appointed family bathroom.

Externally, the rear of the property boasts a picturesque, wrap-around garden with a charming patio area, neatly maintained lawn, well-stocked plant borders, and secure fenced boundaries, offering a private and tranquil outdoor space.

Nestled in the leafy suburb of Rednal, Beacon Hill offers a peaceful residential setting with stunning views and direct access to the natural beauty of the Lickey Hills Country Park. Located just south-west of Birmingham, this sought-after area combines the charm of countryside living with excellent transport links to the city centre. Beacon Hill is known for its elevated position, offering panoramic vistas across Birmingham and beyond. The area is ideal for families, professionals, and retirees alike, thanks to its strong community feel, proximity to well-regarded schools, and a range of local amenities including shops, cafés, and recreational facilities.

Room Dimensions:

- Lounge** – 4.72m x 4.33m (15'5" x 14'2") max
- Kitchen/Diner** – 4.79m x 4.71m (15'8" x 15'5") max
- WC** – 1.99m x 1.5m (6'6" x 4'11")

Stairs To First Floor Landing

- Master Bedroom** – 4.72m x 2.71m (15'5" x 8'10")
- Ensuite** – 2.21m x 1.74m (7'3" x 5'8") max
- Bedroom 2** – 3.21m x 2.64m (10'6" x 8'7")
- Bedroom 3** – 3.22m x 1.98m (10'6" x 6'5")
- Bathroom** – 2.94m x 1.53m (9'7" x 5'0")



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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.



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