



357a Lickey Road, Rednal
Birmingham

In Excess of **£350,000**



A neatly presented three-bedroom detached home located in the popular area of Rendal, Birmingham. This well-maintained property offers a well-equipped kitchen, a spacious L-shaped lounge/diner, en-suite to the master bedroom, a family bathroom, guest WC, pleasant rear garden, integral garage, and a driveway. Ideally situated, this home is perfect for buyers seeking easy access to local shops, schools, and parks.

The property is approached via a generous driveway providing off-road parking for several vehicles, with access to the integral garage.

Upon entering, you are welcomed into a well-equipped kitchen, fitted with integrated appliances including an oven, hob, extractor fan, and fridge/freezer. An inner hallway leads into the spacious lounge/diner, which features an electric fireplace and a designated dining/seating area. French doors at the rear open directly onto the garden. Also on the ground floor is a convenient guest WC, and an internal door providing access to the garage.

Upstairs, the first-floor landing gives access to an extensive master bedroom complete with its own en-suite shower room. Two further generously sized bedrooms and a family bathroom completes this floor.

Externally, the property enjoys a pleasant rear garden, featuring a paved patio area—ideal for outdoor dining or entertaining—followed by a well-maintained lawn, all enclosed by fenced boundaries for added privacy.

Situated on the sought-after Lickey Road in the residential area of Rendal, this property enjoys a prime location in the southern suburbs of Birmingham. Known for its leafy surroundings, excellent local amenities, and proximity to Lickey Hills Country Park, the area offers a perfect blend of urban convenience and natural beauty. Rendal is a well-established neighborhood, ideal for families and professionals alike, with highly regarded local schools, parks, and a strong sense of community. The area benefits from easy access to Birmingham city centre, as well as major transport links including the M5 and M42 motorways, and Longbridge and Barnt Green railway stations, making commuting straightforward. Nearby, residents can enjoy a range of local shops, cafes, and pubs, along with larger retail offerings at Longbridge Town Centre and Rubery. The Lickey Hills offer expansive green space, walking trails, and panoramic views.

Room Dimensions:

Garage – 5.02m x 2.61m

Kitchen – 2.74m x 3.85m max

WC – 2.29m x 0.86m

Lounge/Diner – 5.47m x 6.43m max

Stairs to first Floor Landing

Master Bedroom – 3.13m x 6.41m max

En Suite – 2.21m x 1.65m

Bedroom 2 – 2.76m x 3.85m

Bedroom 3 – 2.58m x 3.89m

Bathroom – 2.23m x 2.37m

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order, and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

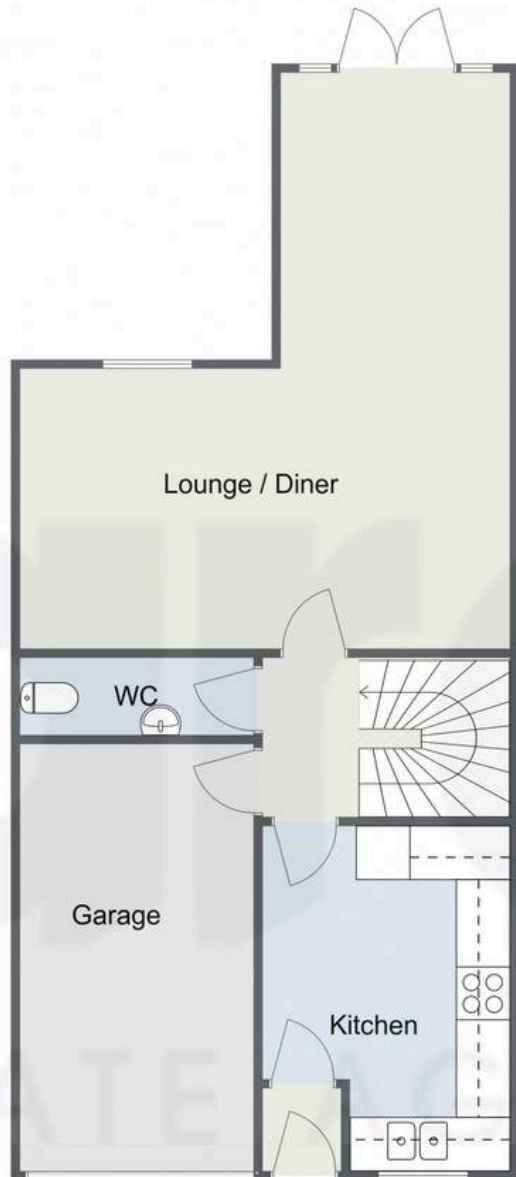
Regulations require us to conduct identity and AML checks and gather information about every buyer's financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by trading standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £30 (including VAT) per property transaction. This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. It's paid in advance via our onboarding system.



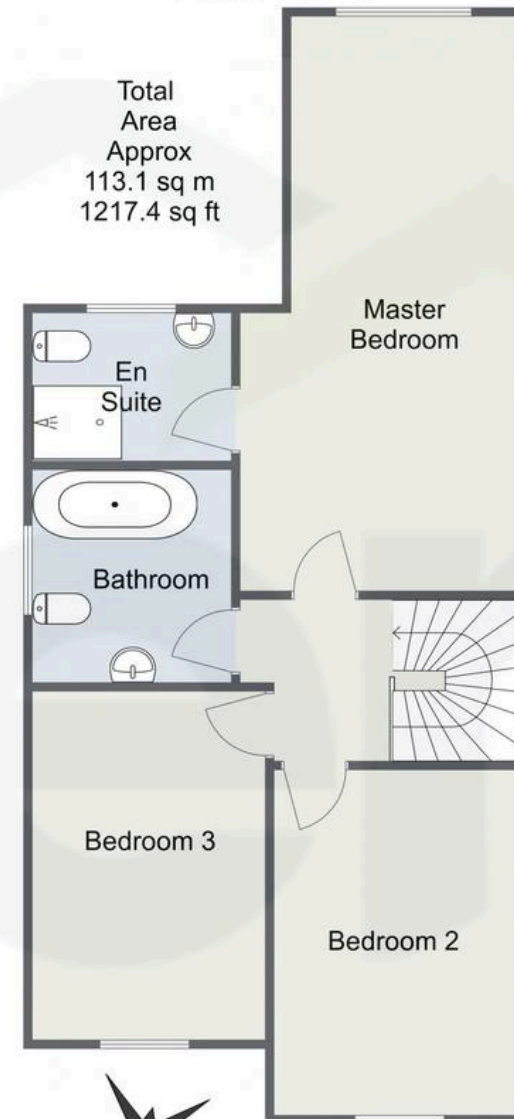
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Ground Floor



First Floor

Total
Area
Approx
113.1 sq m
1217.4 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.



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