

27 Woodham Close, B45 9YP

Arden Estates Rubery, 14 Old Birmingham Road, Lickey End - B60 1DE

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NO ONWARD CHAIN - A well-presented three-bedroom detached home, offering approximately 1,070 sq ft of accommodation. The ground floor features a spacious lounge/diner with a log burner and garden access, alongside a fitted kitchen. Upstairs are three bedrooms and a family bathroom. Outside, the property benefits from a generous rear garden, driveway, garage and EV charging point.

To the front, a driveway provides off-road parking and leads to the garage. An EV charging point is also installed.

The entrance hall leads into the main living accommodation and provides access to the staircase and garage.

The spacious lounge/diner offers plenty of room for both seating and dining areas. A log burner creates a focal point, while glazed doors open directly onto the rear garden, connecting the room with the outdoor space.

The separate kitchen is fitted with a range of wall and base units, providing useful storage and worktop space. There is room for appliances, and a door gives direct access to the garden.

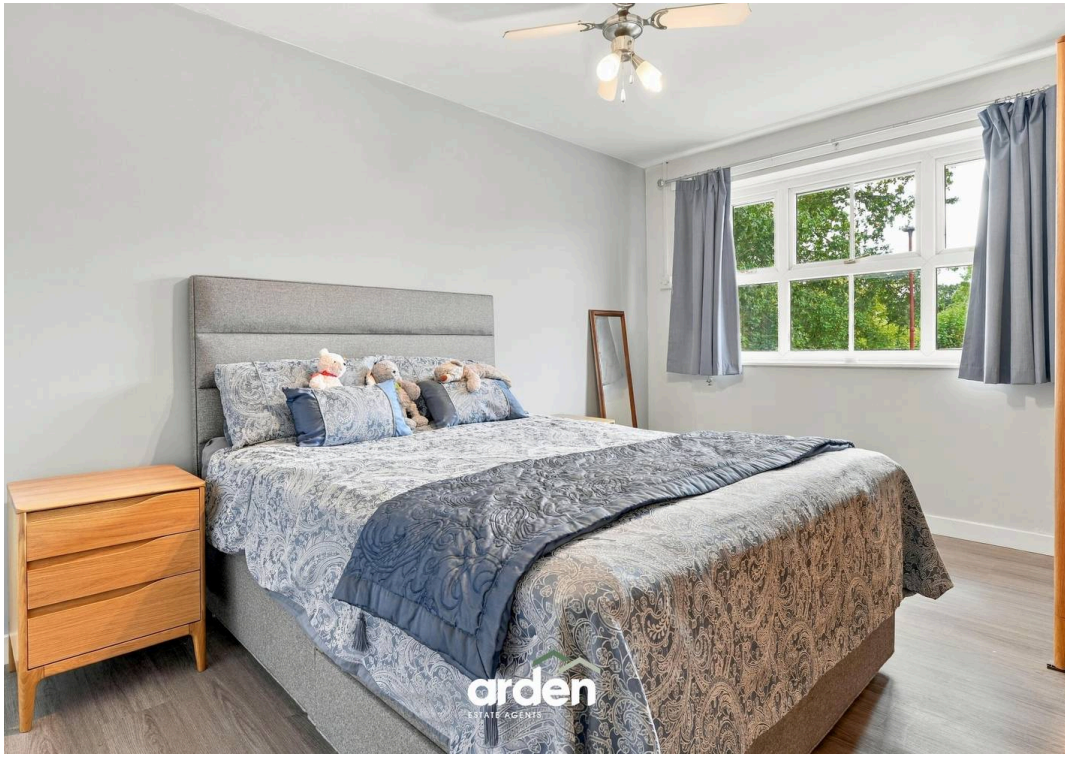
The landing leads to three bedrooms and the family bathroom. The master bedroom is a generous double, while bedroom two is also a comfortable double. Bedroom three offers flexibility as a single bedroom, nursery or home office.

The bathroom is fitted with a bath and separate shower, together with a wash basin and WC.

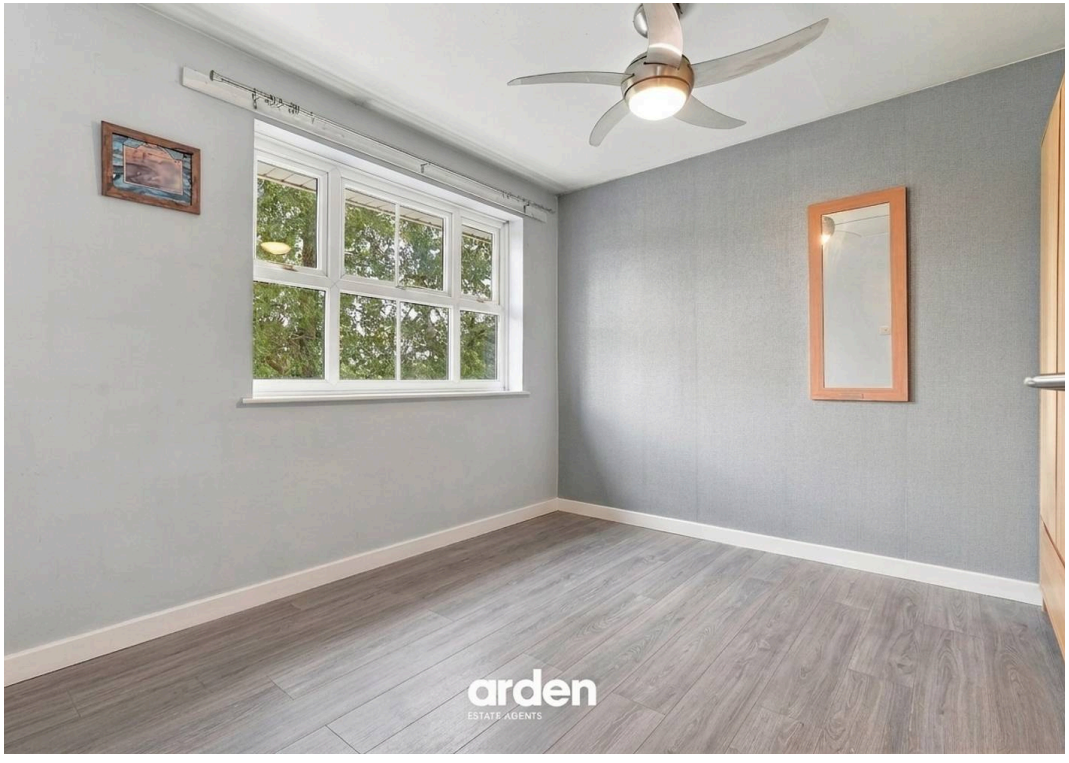







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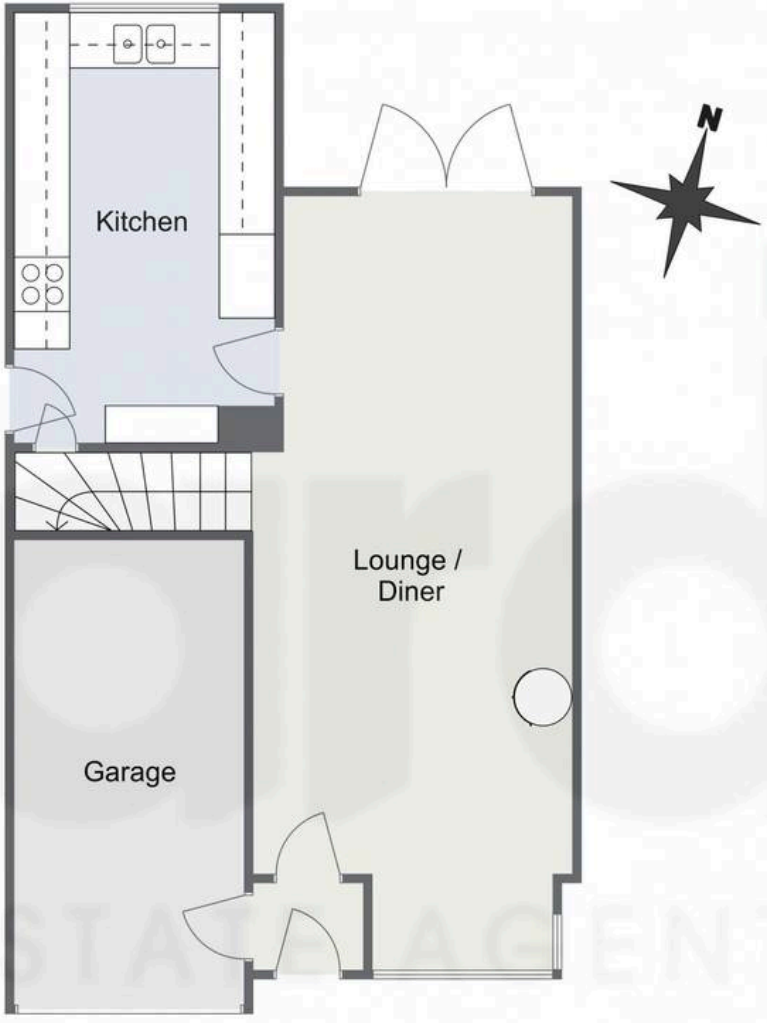
The enclosed rear garden is a notable feature, with a paved patio adjoining the house and lawn beyond. Mature trees and planting provide a leafy setting, while additional seating areas and a garden structure create space to relax and entertain.

Woodham Close is a residential cul-de-sac in Rednal, close to local shops and services in the Gannow area, with a wider range of amenities available in Rubery and Longbridge. Nearby schools include Reaside Academy, Holly Hill Methodist CofE Infant School and King Edward VI Balaam Wood Academy; buyers should check current admissions arrangements. Lickey Hills Country Park is within easy reach, offering woodland, open grassland and walking routes. Local bus stops are nearby, and Longbridge railway station is approximately 3.2 kilometres away, with Cross-City Line services towards Birmingham, Redditch and Bromsgrove.

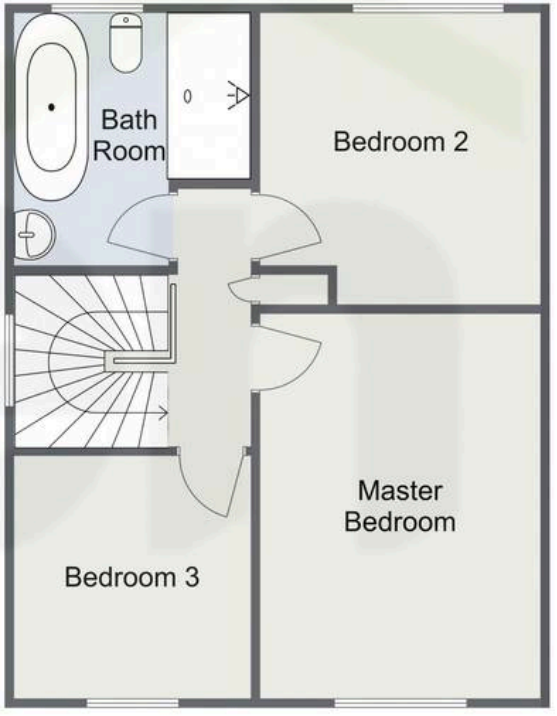


Woodham Close, Rednal

Ground Floor



First Floor



Total Area Approx
99.4 Sq M
1069.9 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.