

**Leach Heath
Lane**

BIRMINGHAM

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3 Bedroom Three Bedroom Detached House

Features.

- THREE DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- GOOD-SIZED LOUNGE
- KITCHEN/DINER
- STUDY PROVIDING SPACE TO WORK FROM HOME
- DELIGHTFUL LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR FOUR TO FIVE VEHICLES
- GATED ACCESS TO DETACHED TIMBER-BUILT GARAGE
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Description: A beautifully presented three double bedroom detached house, offered with a kitchen/diner, good-sized lounge, study providing space to work from home, a modern family bathroom, off road parking for several vehicles and a delightful landscaped rear garden with a large detached timber garage, situated in Rednal, Birmingham.

The accommodation, in brief, features:- Gravelled Driveway providing Off Road Parking for 4/5 Vehicles and Gated Access to Large Timber Built Detached Garage; Hall; Downstairs WC; Good-Sized Lounge with Feature Fireplace and Sliding Patio Door to Rear Garden; Kitchen/Diner with Herringbone Flooring, Ambient Lighting, Sliding Patio Door to Rear Garden and Integrated Oven, Gas Hob and Cookerhood; Study providing Space to Work from Home; Stairs to First Floor Landing; Master Bedroom with Dressing Area with Built-in Wardrobes; Double Bedroom Two; Double Bedroom Three; and Modern Family Bathroom with Shower over Bath.

Outside, the property enjoys a delightful landscaped rear garden with a raised decking area with a feature pergola over, steps down to a lawn with well-stocked beds and borders to fenced boundaries, a gravelled and paved path leading to a large detached timber-built garage with access gates to the main road, and a paved courtyard style side garden.

Situated in Rednal, Leach Heath Lane is well located for Rubery high street offering a range of convenience stores and within near distance to the Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping,



entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.

Room Dimensions:

Hall

Downstairs WC

Lounge: 21' 7" x 15' 8" (6.60m x 4.80m)

Kitchen/Diner: 21' 7" x 10' 9" (6.60m x 3.30m)

Study: 14' 5" x 10' 2" (4.40m x 3.10m) max

Stairs To First Floor Landing

Master Bedroom: 19' 0" x 10' 9" (5.80m x 3.30m) max

Bedroom Two: 12' 11" x 10' 0" (3.95m x 3.05m) max

Bedroom Three: 14' 5" x 10' 2" (4.40m x 3.10m) max

Bathroom: 9' 8" x 5' 4" (2.95m x 1.65m) max



Leach Heath Lane, Rednal



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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EPC: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Rubery office on:

0121 453 4349

Alternatively, you can scan below to view all of the details of this property online.



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