

oulsonam



15 Loynells Road, Rednal, B45 9NS

EPC: D

A beautifully presented and generously proportioned three bedroom semi-detached home, ideally situated in the popular residential area of Rednal, Birmingham. Offering spacious and versatile accommodation throughout, the property is perfectly suited to modern family living and benefits from a lounge, separate dining room, contemporary kitchen, versatile family room, conservatory, downstairs WC, off-road parking, and a well-maintained rear garden.

EP RATING: D

COUNCIL TAX BAND: C

LOCATION:

Loynells Road is conveniently positioned within easy reach of Rubery High Street, which offers a range of everyday shopping facilities and amenities, while the nearby Lickey Hills provide excellent opportunities for outdoor recreation. Further shopping, leisure and entertainment facilities can be found at Birmingham Great Park and the thriving Longbridge development. The area is also well served by local schools and benefits from excellent transport links, including easy access to the motorway network, making it ideal for commuters.

SUMMARY OF ACCOMMODATION:

The property is approached via a block-paved driveway providing convenient off-road parking, with access through a welcoming porch into a spacious entrance hall.

To the front of the property is an attractive bay-fronted dining room, offering a bright and inviting space for formal dining and entertaining.

The generous lounge enjoys a feature fireplace as its focal point and flows seamlessly into the conservatory, creating an excellent additional reception space with double patio doors opening onto the rear garden.

The modern fitted kitchen is well-equipped with a range of contemporary units, integrated appliances, ample worktop space and useful storage solutions, while a further door provides direct access to the garden.

Completing the ground floor is a versatile family room, ideal for use as a playroom, home office, snug or occasional guest bedroom, which also benefits from a convenient downstairs WC.

To the first floor, the spacious principal bedroom features a large bay window, creating a bright and airy feel. Bedroom two is a well-proportioned double room, while bedroom three offers flexible accommodation suitable as a child's bedroom, nursery or home office. The accommodation is completed by a stylish family bathroom fitted with a modern suite, including a bath with shower over.

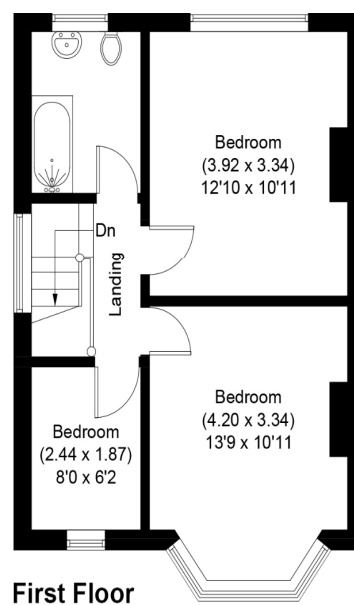
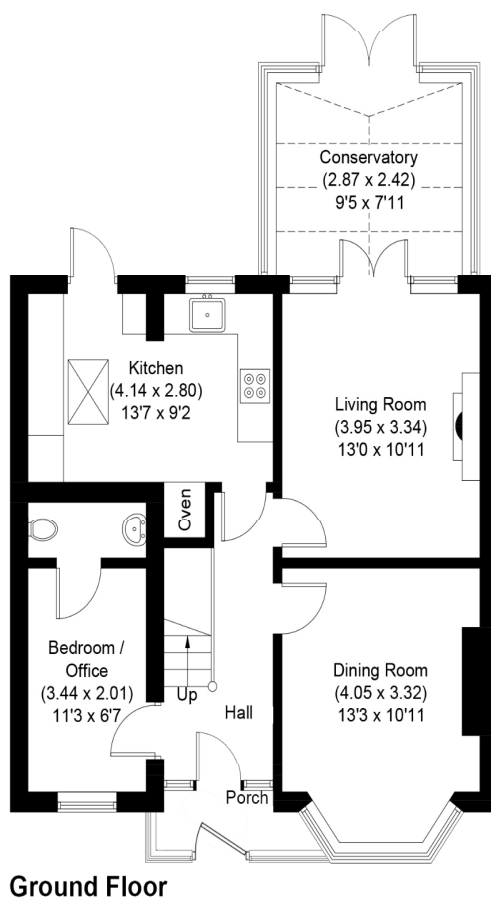
OUTSIDE:

Externally, the property enjoys a generous rear garden comprising a paved patio area, ideal for outdoor dining and entertaining, leading to a well-maintained lawn bordered by mature shrubs and planting. The garden is fully enclosed by fencing, creating a private and secure outdoor space for families to enjoy.



Loynells Road

Approximate Gross Internal Area
Ground Floor = 68.9 sq m / 742 sq ft
First Floor = 41.3 sq m / 444 sq ft
Total = 110.2 sq m / 1186 sq ft





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

10a Church Green East, Redditch, B98 8BP

Tel: 01527 584499 | redditch@oulsnam.net