



51 Rednal Mill Drive
Rednal
Asking Price £250,000

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51 Rednal Mill Drive, Rednal, B45 8XZ

A wonderful opportunity to purchase this two bedroom DETACHED BUNGALOW, recently redecorated, and benefitting from a garage, driveway, and a private garden with conservatory. EPC rating D.

LOCATION

Rednal Mill Drive is situated in the sought-after area of Rednal, South Birmingham. The property enjoys a convenient position close to a variety of local amenities, including shops, particularly in the newly expanded Longbridge Village, as well as supermarkets, schools, and leisure facilities. Excellent transport links are available via the nearby A38 Bristol Road, providing easy access to Birmingham City Centre and the M5 and M42 motorway networks. The area also benefits from proximity to the beautiful Lickey Hills Country Park, offering extensive walking routes and outdoor recreational opportunities.

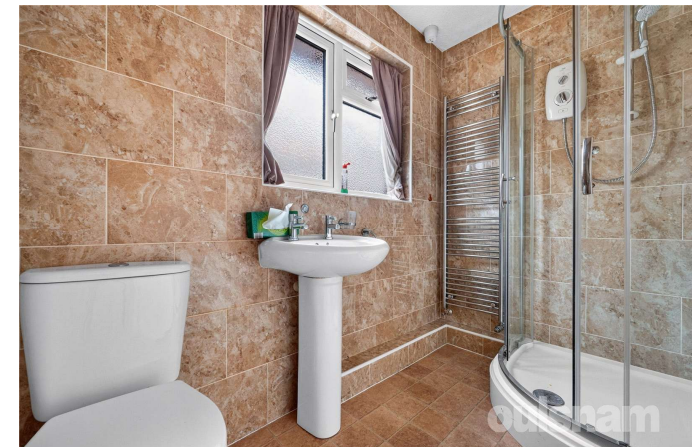
SUMMARY

-Offered to the market with no onward chain.

-A generous and well presented two bedroom bungalow on a quiet cul-de-sac

-The property benefits from a driveway and garage to the front, with a front porch and side access via the kitchen.

-One enters the property via an entrance porch and hallway, benefitting from fitted storage, and a door through to the lounge and the kitchen.



-The kitchen, featuring its own side access, features wood effect wall and base units, with ample cupboard space, and a side window.

-The generous lounge features a bow window to the front, letting in abundant natural light, and has been recently decorated,

-Off the lounge, a central hallway with storage leads to the wet room, as well as both bedrooms.

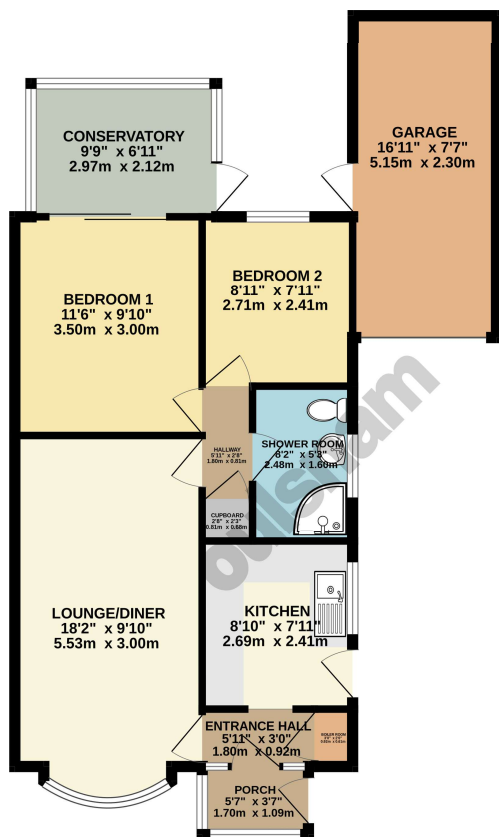
-Bedroom two is a single room with a window overlooking the garden.

-Bedroom 1, also backing onto the garden, has sliding door access to the conservatory, which in turn leads onto a well presented rear garden with raised beds.

GENERAL INFORMATION

The agent understands that the property is freehold. EPC rating D. Birmingham City Council tax band B





TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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