



Birch Croft, Erdington
Birmingham, B24 0BP

Offers in the Region Of £295,000

Erdington

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A BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE located on the Erdington/Walmley borders.

This delightfully presented family home offers exemplary accommodation and briefly comprises; Upvc porch, spacious bright inner hallway, doors off to stunning family lounge, extension to create a bright dining room with views over the rear gardens. Leading off to the left hand elevation is a refitted and beautifully appointed kitchen with a range of modern base and wall units, with appliances thereto.

On the first floor the landing provides access to three bedrooms, all of which are of good size and sumptuously presented, a family bathroom also leads off and comprises a full white suite having panel bath, separate shower cubicle and vanity wash hand basin, separate low level flush w.c.

Externally - To the front is a full width driveway providing ample off road parking and double doors access to former garage now offering storage (having been partially adapted and converted into a utility room and guest W.C.), with internal access from the rear of the kitchen.

To the rear is South Easterly facing enclosed family garden with patio area, lawn with herbaceous borders, small shed (available subject to separate negotiation).

Viewing is by appointment only and via Paul Carr Erdington Office for proceedable buyers only.





Property Specification

OUTSTANDING OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME BRIEFLY COMPRISING;

Porch

Entrance Hall

Lounge 4.67m (15'4") x 3.78m (12'5")

Dining Room 3.88m (12'9") x 2.10m (6'11")

Kitchen 3.52m (11'7") x 2.10m (6'11")

Garage now incorporating Storage and Guest W.C.

Landing

Bedroom 1 3.79m (12'5") x 3.06m (10')

Bedroom 2 3.62m (11'11") x 2.79m (9'2")

Bedroom 3 2.80m (9'2") x 2.12m (6'11")

Bathroom 2.10m (6'11") x 2.03m (6'8")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 11th September 2024

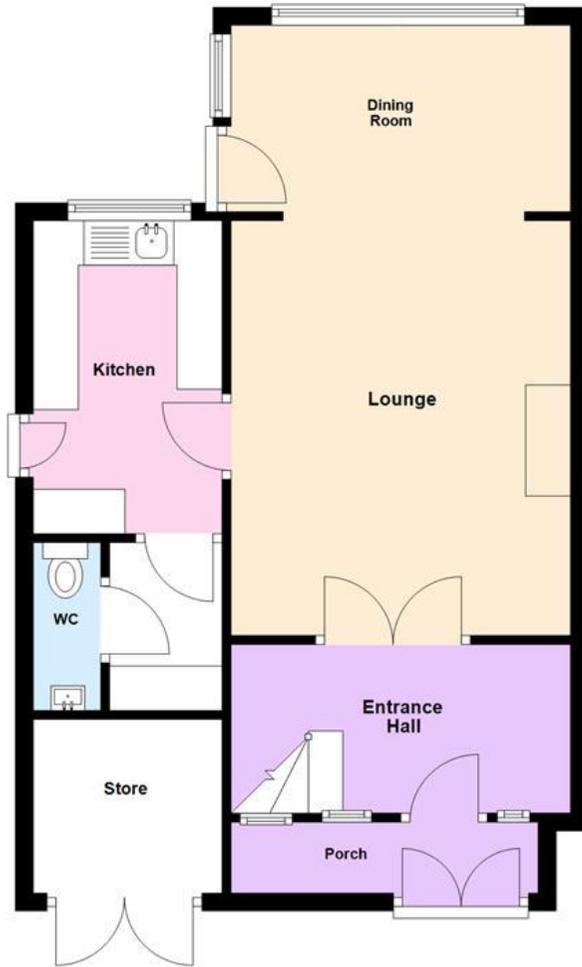
Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

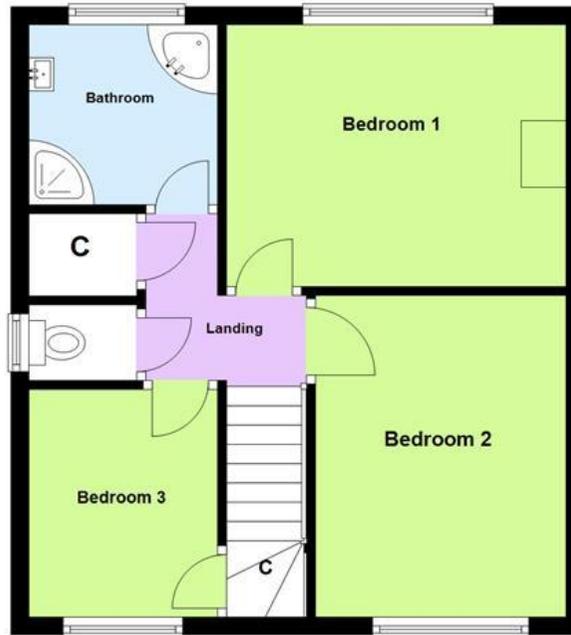
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

