



**Chestergate Croft, Erdington  
Birmingham, B24 0NQ**

**Offers in Excess of £350,000**

# Erdington

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Tucked away in a peaceful yet convenient cul-de-sac this superbly extended well presented five bed traditional style semi-detached property sits within close proximity of many desirable local amenities including sought after schools, shops, transport links and park.

The accommodation on offer must be seen to be appreciated, the ground floor is accessed via an extended and welcoming hall having doors leading off to a well proportioned lounge dining room with bay window to fore and garden access to rear along with a family room/study and an enlarged breakfast kitchen with central island and fitted appliances.

The five first floor bedrooms are complimented by a family bathroom with white suite including a separate bath and shower cubicle.

Outside a front driveway offers off road parking for vehicles whilst to the rear of the property there is an immaculate garden and patio with storage and an excellent cabin.

An early viewing is essential in order to avoid disappointment.





## Property Specification

THIS SUPERBLY EXTENDED WELL PRESENTED TRADITIONAL STYLE SEMI-DETACHED PROPERTY OFFERS FIVE BEDROOMS AND BRIEFLY COMPRISES

### Hall

Family Room / Study 3.87m (12'8") x 2.34m (7'8")

Lounge Dining Room 6.90m (22'8") x 3.03m (9'11")

Breakfast Kitchen 5.53m (18'2") x 3.96m (13')

### Landing

Bedroom 1 4.03m (13'2") x 3.02m (9'11")

Bedroom 2 3.91m (12'10") x 3.02m (9'11") max  
plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 3 3.35m (11') x 3.20m (10'6")  
plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 4 3.16m (10'4") max x 2.63m (8'8")  
plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 5 2.00m (6'7") x 1.75m (5'9")  
plus 0.05m (0'2") x 0.05m (0'2")

### Bathroom

### Agent's Note:

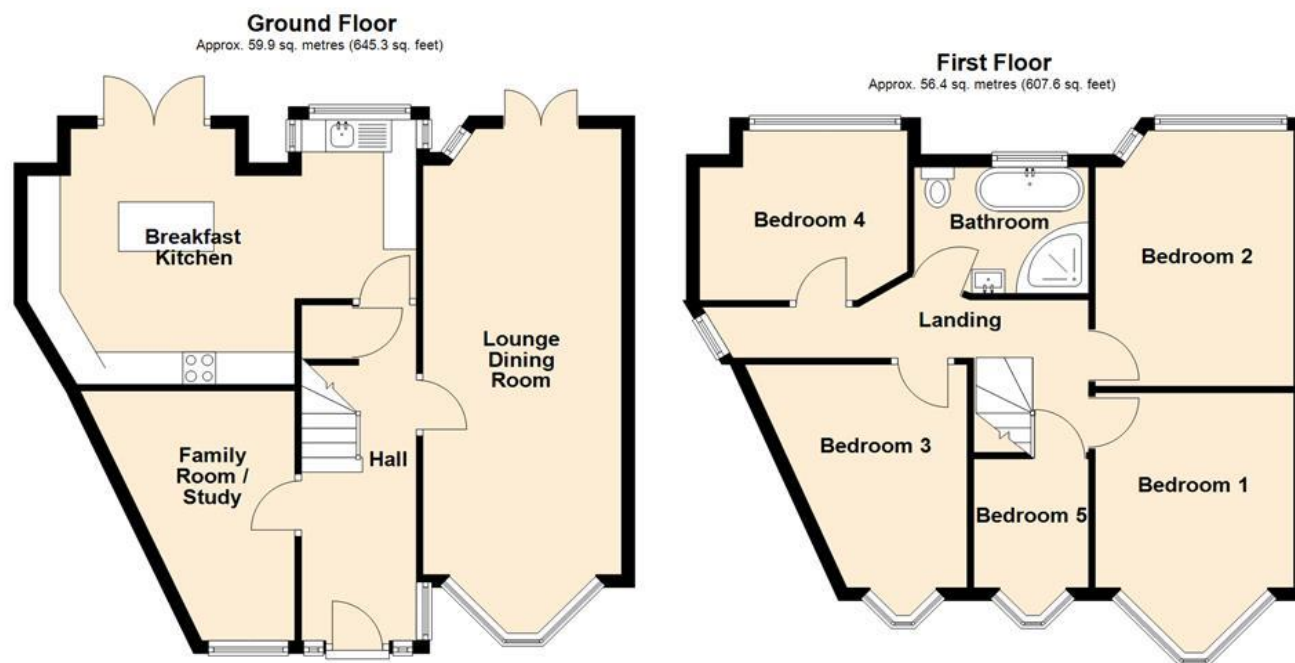
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Came on the market: 26th June 2025

### 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



Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

