



Birch Croft, Erdington
Birmingham, B24 0BP

£290,000

Erdington

£290,000

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This superbly presented extended semi-detached property occupies an enviable and convenient location set within close proximity of many local amenities including park, shops, schools and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a generous entrance hall with stairs off and double doors leading to a well-proportioned lounge, separate dining room and contemporary kitchen with utility corridor off.

To the first floor the three bedrooms are complimented by a family bathroom with 'P' shaped bath and separate WC.

Outside a driveway provides access to the garage/store and off road parking for vehicles with secure access through to the mature enclosed rear garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED
EXTENDED SEMI-DETACHED PROPERTY
IN CONVENIENT CUL-DE-SAC LOCATION
BRIEFLY COMPRISES;

Porch

Entrance Hall

Lounge 4.68m (15'4") x 3.76m (12'4")

Dining Room 4.45m (14'7") x 2.34m (7'8")

Kitchen 3.53m (11'7") x 2.12m (6'11")

Garage / Store

Landing

Bedroom 1 3.76m (12'4") x 3.00m (9'10")

Bedroom 2 3.61m (11'10") x 2.79m (9'2")

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

Bathroom

Separate w.c.

Agent's Note:

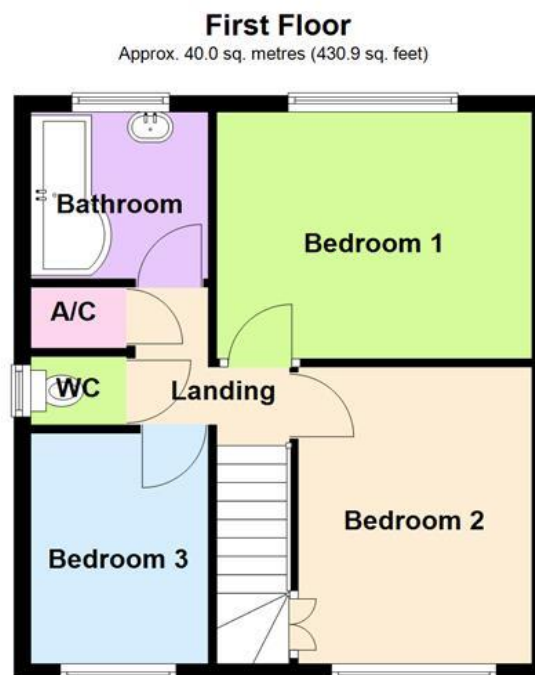
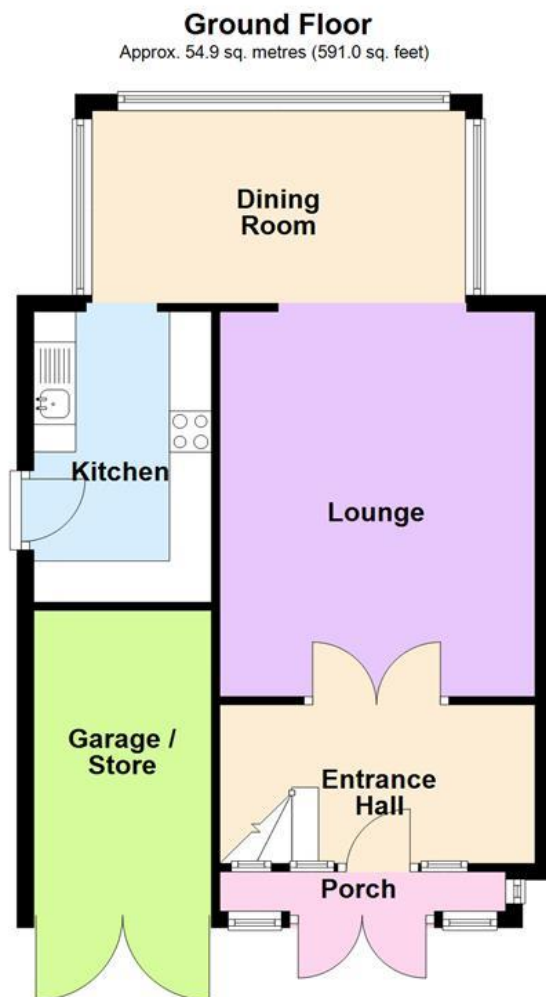
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 27th August 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. 94.9 sq. metres (1021.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

