



Hesketh Crescent, Erdington
Birmingham, B23 7EQ

£275,000

Erdington

£275,000

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This characterful traditional style semi-detached property occupies an enviable and sought after location set within close proximity of many local amenities including shops, schools and transport links.

Offering the advantage of no onward chain the accommodation itself is accessed via an enclosed porch, leading to a pleasant hall with understairs storage and doors leading off to separate reception rooms and fitted kitchen with access to the tandem garage / utility, WC and walk-in storage cupboard.

To the first floor there are three well proportioned bedrooms and a family bathroom with separate shower cubicle and bath.

Outside a driveway provides off road parking and garage access to the front whilst to the rear of the property there is a beautiful mature 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 LOCATED TRADITIONAL STYLE SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.54m (14'11") max x 3.30m (10'10")

Dining Room 4.08m (13'5") max x 3.45m (11'4")

Kitchen 2.69m (8'10") x 1.96m (6'5")

WC

Garage / Utility 5.82m (19'1") x 2.31m (7'7")

Garage

Landing

Bedroom 1 4.29m (14'1") max x 3.15m (10'4")

Bedroom 2 3.94m (12'11") x 3.35m (11')

Bedroom 3 2.53m (8'4") x 2.05m (6'9")

Bathroom

Agent's Note:

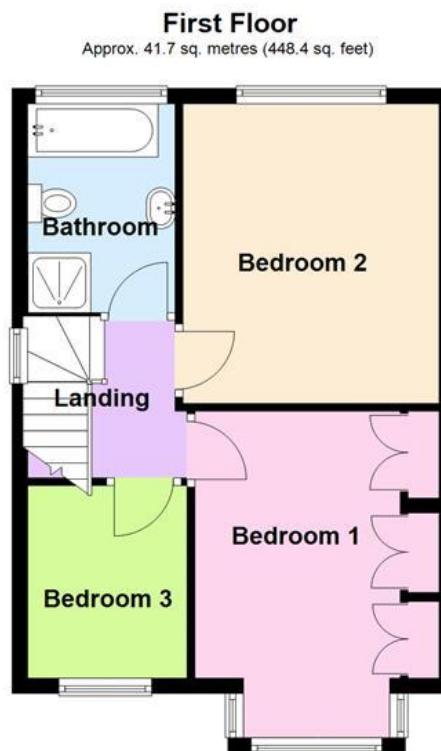
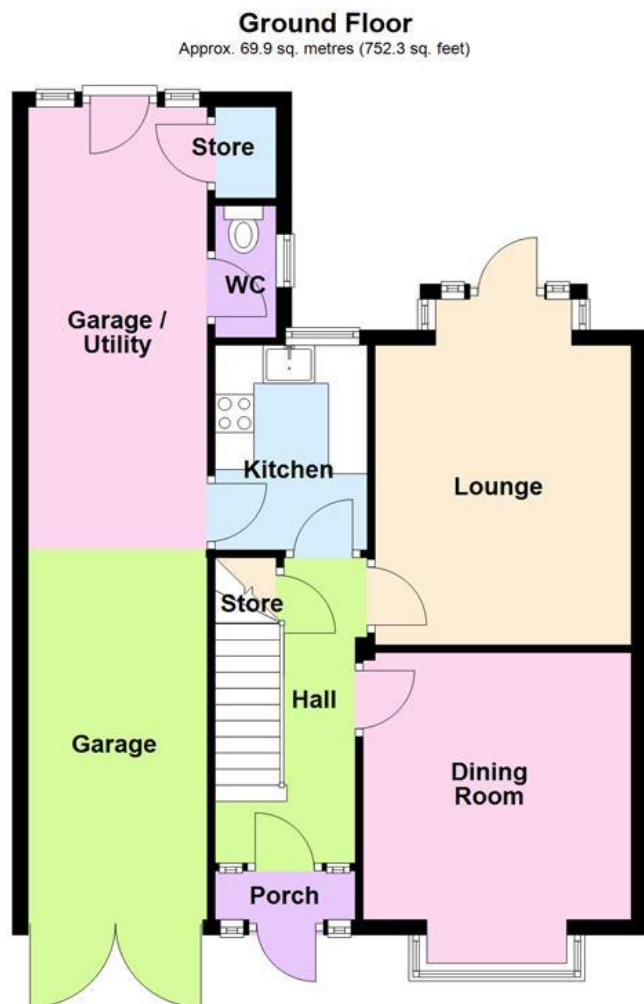
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 2nd September 2025

Viewer's Note:

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

Floor Plan

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



Total area: approx. 111.6 sq. metres (1200.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	

Map Location

