



Hesketh Crescent, Erdington
Birmingham, B23 7EQ

£295,000

Erdington

£295,000

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Occupying an enviable corner plot on this convenient and sought after residential road, this well presented superbly located traditional style semi detached property offers an excellent opportunity for buyers.

Set behind a fore-garden and driveway the house itself is accessed via a secure porch which opens into a welcoming hall with under stairs store and doors leading to a lounge with bay window to fore, a dining room with sitting area/study and a well proportioned contemporary fitted kitchen.

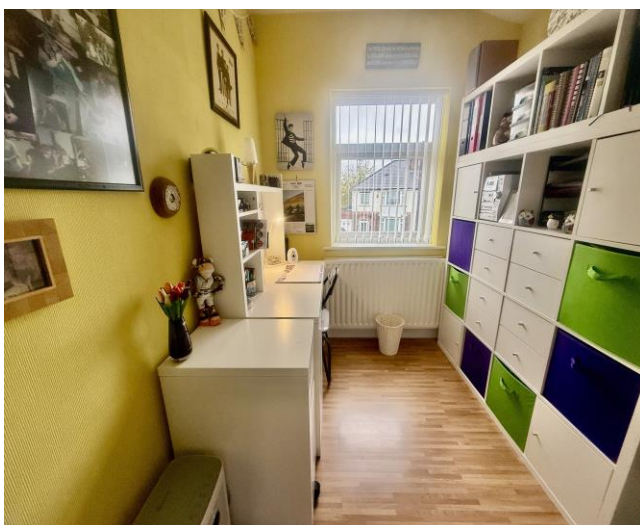
To the side of the property there is a most generous garage with roof skylight, garden access and utility cupboard with space and plumbing for a washing machine.

To the first floor there are three bedrooms, two having fitted wardrobes, further access leads to a modern bathroom having a white suite including a panel bath and separate shower cubicle.

To the rear of the property there is a mature garden and patio along with a timber shed.

Set within close proximity of many sought after local amenities including local shops, schools and transport links it must be viewed at the earliest opportunity in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 4th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

THIS WELL EXTENDED
 TRADITIONAL SEMI DETACHED PROPERTY
 ON CORNER PLOT
 BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.35m (14'3") x 3.48m (11'5")

Dining Room 3.95m (12'11") x 3.29m (10'10")

Kitchen 4.83m (15'10") x 2.00m (6'7")

Sitting Room Study Area 2.63m (8'7") x 1.82m (6')

Utility 1.46m (4'9") x 0.77m (2'6")

Garage

Landing

Bedroom 1 4.54m (14'11") x 3.28m (10'9")

Bedroom 2 3.95m (12'11") x 3.38m (11'1")

Bedroom 3 2.54m (8'4") x 2.03m (6'8")

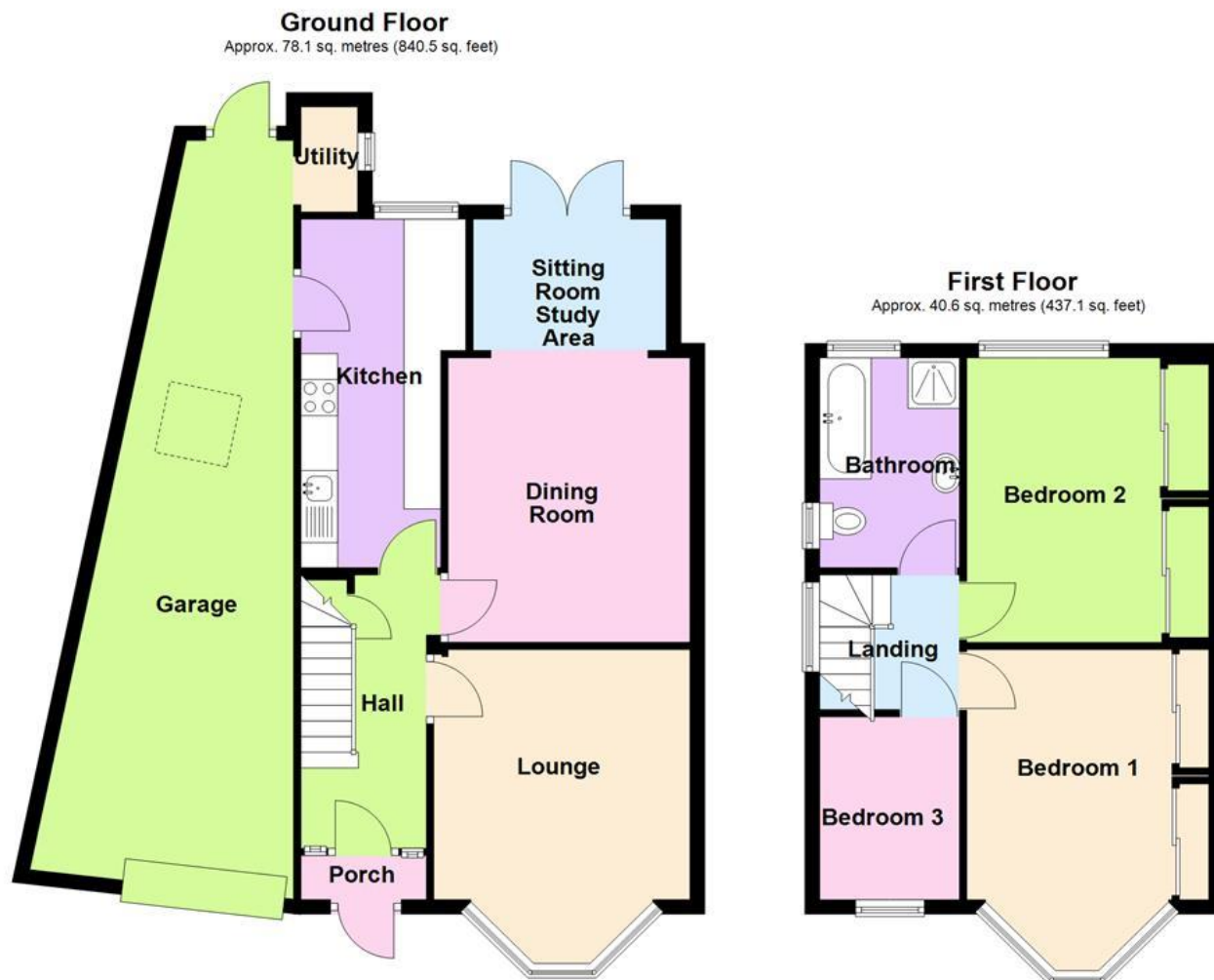
Bathroom

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. 118.7 sq. metres (1277.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

