

Property details **approval form**

115 Highcroft Hall, Highcroft Road, Birmingham, West Midlands, England, B23 6GS

Date: 18 December 2025

Property Ref and Version: ERD207707 - 0001

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£135,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: D
- > Two-bedroom Apartment
- > Grade II Listed Building
- > Highcroft Hall Development
- > Secure Gated Parking
- > Exclusive Residential Setting
- > Character Property With Period Features
- > Landscaped Communal Grounds
- > Convenient for Birmingham City Centre

○ Short Description

Two-bedroom apartment set within the prestigious Highcroft Hall development, a Grade II listed building offering character accommodation in a secure gated setting with parking and landscaped communal grounds. Highcroft Hall is situated within easy reach of Erdington, Sutton Coldfield, and Birmingham

○ Long Description

Located within the highly regarded Highcroft Hall development, this two-bedroom apartment is set within a Grade II listed building offering character accommodation in a secure, gated residential setting.

Highcroft Hall is an exclusive conversion known for its striking architecture, impressive communal areas, and landscaped grounds, providing a sense of privacy while remaining well positioned for Birmingham city centre, transport links, and local amenities.

The apartment itself offers well-proportioned accommodation comprising a spacious living room, a separate fitted kitchen, two bedrooms, and a bathroom. The layout combines period character with practical modern living, making it suitable for owner-occupiers, professionals, or investors.

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Residents benefit from secure gated parking, well-maintained communal areas, and the unique character associated with a historic listed building. Highcroft Hall remains a popular choice for buyers seeking a distinctive apartment within a managed and secure development.

○ **Directions**

○ **Agent Note**

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○ Room Description

Living Room

A well-proportioned main reception room offering generous space for both seating and dining arrangements. Dual front-facing windows allow for excellent natural light, creating a bright and comfortable living environment. The room comfortably accommodates larger furniture and forms the social heart of the home.

Kitchen

Compact and efficiently laid out, the kitchen is fitted with a range of wall and base units, integrated hob and sink, and practical worktop space. Positioned adjacent to the living room, it is well suited for everyday use and easy servicing of the main living area.

Bedroom One

A generous double bedroom located on the ground floor, offering ample space for a double bed and freestanding furniture. The room benefits from a front-facing window, providing good natural light and a comfortable, well-balanced layout.

Bathroom

A well-sized bathroom fitted with a panelled bath, WC, and wash hand basin. The layout is practical and functional, with sufficient space for everyday use and scope for modernisation if desired.

Hallway

Central hallway providing access to the living room, bedroom one, bathroom, and staircase to the first floor. This space creates a clear and logical flow through the ground floor accommodation.

Bedroom Two

Situated on the first floor, this bedroom offers a versatile space suitable as a second bedroom, home office, or guest room. The room benefits from its own landing area, providing separation and privacy from the main ground floor accommodation.

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○ Room Description

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○ Room Description

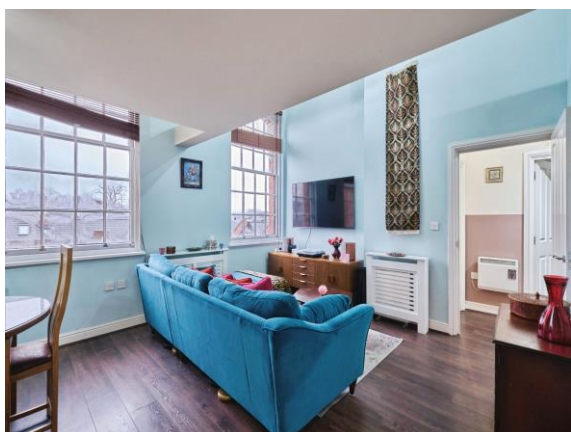
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○ Property Images



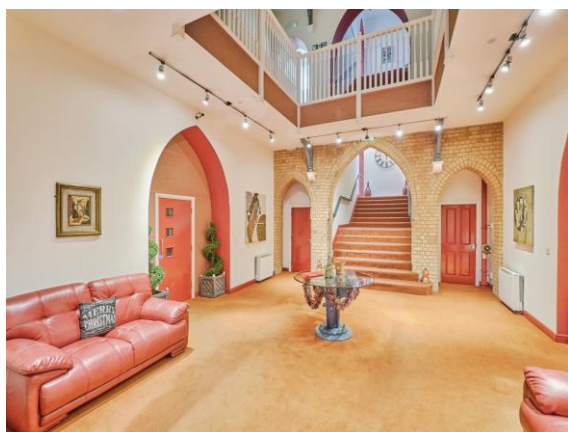
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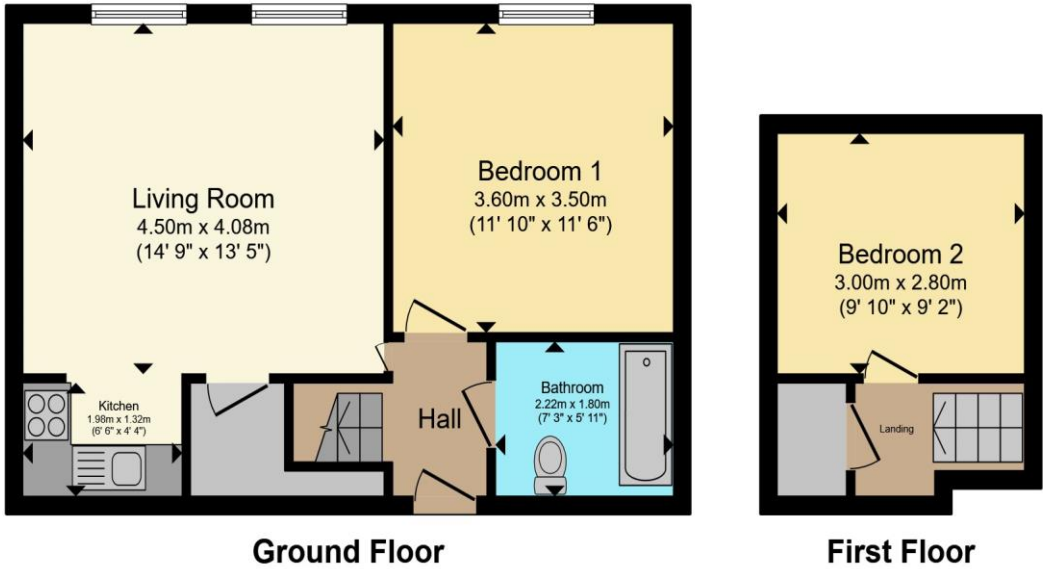
☐ **Property Images**



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Floor Plan



Total floor area 57.2 m² (616 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

	Signature	Date
Matthew Guscoth	<i>Matthew Guscoth</i>	23/12/2025
Mr D. Riordan		