



Brueton Drive, Erdington,
Birmingham, B24 9BQ

A Well-Presented Modern Semi-Detached Home



Price £225,000

Thistle
estates

Brueton Drive, Erdington, Birmingham, B24 9BQ

“Modern Living | Private Garden | En-Suite Master | Ideal First Home or Investment”

Offers in the Region of £225,000 | Freehold

Key Features at a Glance

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Modern Kitchen / Diner
- Spacious Lounge
- Off-Street Parking
- Private Rear Garden with Patio
- Side (Tradesman) Access
- Gas Central Heating & Double Glazing
- Ideal First-Time Buy or Buy-to-Let Investment

The Perfect Step Onto the Property Ladder

Situated on a quiet residential road in Erdington, this well-presented two-storey semi-detached home offers modern, low-maintenance living. With a generous front garden, off-street parking, and a private rear garden, the property is perfectly suited to first-time buyers, young professionals, or investors seeking strong rental demand.



Well-Proportioned Living Space

Ground Floor

Hallway

A welcoming entrance providing access to the main living areas.

Lounge – 4.60m max x 4.25m max

A bright and comfortable reception space, ideal for relaxing or entertaining guests.

Kitchen / Diner – 4.25m x 2.65m

A modern fitted kitchen with dining space/ breakfast bar, offering a practical layout with ample storage and worktop area—perfect for everyday living and hosting

Comfortable Bedrooms & Modern Bathrooms

First Floor

Landing

Providing access to all first-floor accommodation.

Bedroom One – 3.60m x 2.75m

A well-proportioned double bedroom with the added benefit of a private En-suite.

En-Suite Shower Room

Low-flush WC, walk-in shower with glass screen, and hand-wash basin.

Bedroom Two – 3.00m into door recess x 2.65m

A second double bedroom, ideal for guests, children, or home working.

Family Bathroom – 1.80m x 1.70m

Fitted with a low-flush WC, bathtub with side panel, and a hand-wash basin.



Enjoy Outdoor Living

Front

A wide fore garden with tarmac driveway, providing convenient off-street parking.

Rear Garden

A private garden mainly laid to lawn with a paved patio area, ideal for outdoor dining and relaxation. Surrounded by a variety of trees, shrubs, and bushes.

Side Access

Useful tradesman's entrance, providing easy access to the rear garden.

Modern Comfort & Convenience

- Gas Central Heating
- Double Glazing
- Low-Maintenance Modern Build

Practical Layout Throughout

Prime Location with Excellent Connectivity

Located in the ever-popular area of Birmingham, the property benefits from a wide range of local amenities:

Shopping & Leisure

- Erdington High Street – Supermarkets, cafes, and everyday essentials
- Fort Shopping Park – Major retail outlets and restaurants

Schools Nearby

- Erdington Academy
- Stockland Green School
- A range of well-regarded local primary schools

Ideal for First-Time Buyers & Investors

This property presents an excellent opportunity:

- First-Time Buyers – Affordable, modern home ready to move into
- Investors – Strong rental demand in a well-connected location

Downsizers – Low-maintenance and practical living

Transport Links

- Easy access to the A38 (Tyburn Road)
- Regular local bus routes
- Erdington Railway Station – Direct links into Birmingham City Centre



Total area: approx. 62.7 sq. metres (674.4 sq. feet)

AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com



Property Sales | Lettings | Management

1A King Edward Road
Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com
0121 256 2561



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Tenure:
Freehold

Size:
Total Area
(Approx) 62.7 Sq.Mt

Services:
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority:
Birmingham City Council

Council Tax Band: C