



Birdwood Crescent, Brockworth, Gloucester, GL3
£325,000

**ADAM
HALLIWELL**
property

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Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

A beautifully presented three-bedroom semi-detached house on the edge of Brockworth, Gloucester, featuring attractive stone elevations, a modern upgraded kitchen/diner opening onto a 42ft south-facing garden, an en-suite main bedroom, parking, pleasant open views, and convenient access to local amenities and transport links.

- Sought-after edge-of-Brockworth location
- Attractive stone-built semi-detached house
- Immaculate condition throughout
- Modern upgraded open-plan kitchen/diner
- South-facing 42ft rear garden
- Main bedroom with en-suite
- Ideal third bedroom/home office
- Energy-efficient with EPC rating B
- Parking and convenient transport links
- Dowstairs cloakroom/WC



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This three-bedroom semi-detached house is offered for sale on the edge of the Perrybrook development in Brockworth, Gloucester, in a sought-after urban location overlooking open space. Attractive stone-built elevations and a south-facing rear garden of approximately 42 feet create a notable setting, complemented by parking and pleasant views from the front.

Internally, the property is presented in immaculate condition. The main living accommodation includes a front-facing living room with fitted blinds, and a modern open-plan kitchen/diner positioned to the rear. The upgraded kitchen benefits from good natural light, provides defined dining space, and opens directly onto the garden, enhancing everyday usability and entertaining potential.

There are three bedrooms. The main bedroom is a double with an en-suite shower room. The second bedroom is also a double, while the third is a single room, well suited as an ideal office or with ample space for a single bed. A main family bathroom serves the additional bedrooms. Both the kitchen and bathrooms have been upgraded, reflecting the overall standard of finish. The property carries an EPC rating of B and falls within Council Tax Band C.

Outside, the sunny south-facing rear garden offers a generous depth of around 42 feet, with direct access from the kitchen/diner. The property overlooking open space, alongside nearby walking and cycling routes, will appeal to those who value outdoor activity and a more open outlook.

Brockworth provides a range of local amenities, including supermarkets and basic day-to-day services. The property is approximately a 7-minute drive from Tesco in Brockworth and its surrounding shopping area, and around a 15-minute drive from the Bath Road area in Cheltenham, known for its independent shops, cafés, and restaurants.

For wider transport links, Gloucester and Cheltenham offer mainline rail services to destinations such as Bristol, Birmingham and London, with typical journey times to Birmingham New Street of around one hour and to London Paddington from about two hours, depending on service. Regular bus routes operate through Brockworth towards both Gloucester and Cheltenham, supporting commuters, first-time buyers, investors and families seeking a well-connected home in this part of Gloucestershire.





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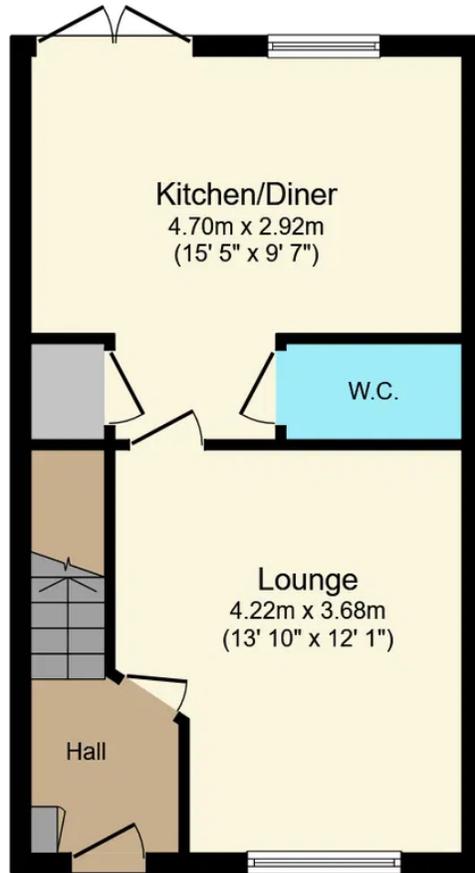
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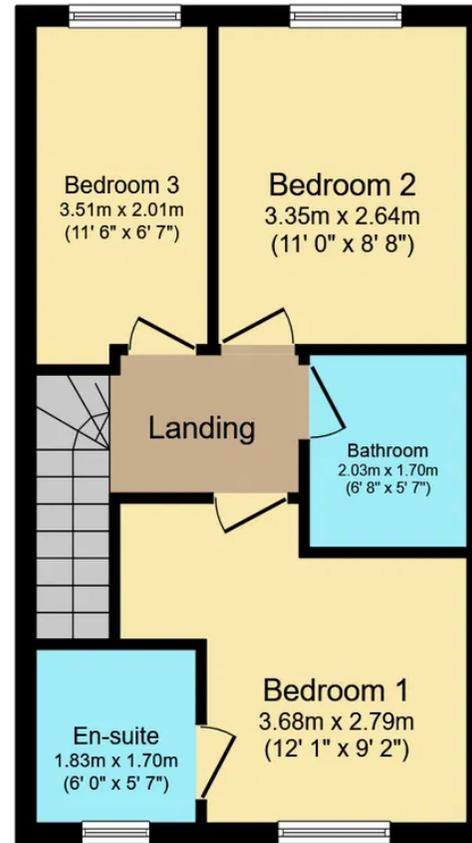


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 38.3 sq.m. (412 sq.ft.)



First Floor

Floor area 38.3 sq.m. (412 sq.ft.)

Total floor area: 76.5 sq.m. (824 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Adam Halliwell Property

t: 01242 906586

e: adam.halliwell@exp.uk.com

w: www.adamhalliwell.exp.uk.com

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HALLIWELL**
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