



Hesketh Crescent, Erdington
Birmingham, B23 7EQ

£295,000

Erdington

£295,000



Ideally located in this coveted and sought after residential location this well presented traditional style three bed semi-detached property occupies a generous plot set within close proximity of many amenities including local schools, shops and transport links.

Accessed via an enclosed porch and welcoming hall with under stairs storage, the ground floor accommodation includes separate well proportioned reception rooms, a conservatory garden room, fitted kitchen and oversized tandem garage/utility with gardeners' wc off.

To the first floor two of the three bedrooms benefit from fitted wardrobes and a modern style family bathroom.

Outside a front driveway provides off road parking for vehicles and garage access, whilst there is a fabulous mature rear garden and patio including two timber sheds with the benefit of power and light.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS WELL PRESENTED TRADITIONAL STYLE SEMI DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.41m (14'5") x 3.46m (11'4")

Lounge 3.90m (12'10") x 2.27m (7'5")

Conservatory

Kitchen 3.48m (11'5") x 1.95m (6'5")

Garage

WC

Landing

Bedroom 1 4.65m (15'3") max x 3.32m (10'11")

Bedroom 2 4.49m (14'9") x 3.28m (10'9")

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

Shower Room

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: 30th January 2026

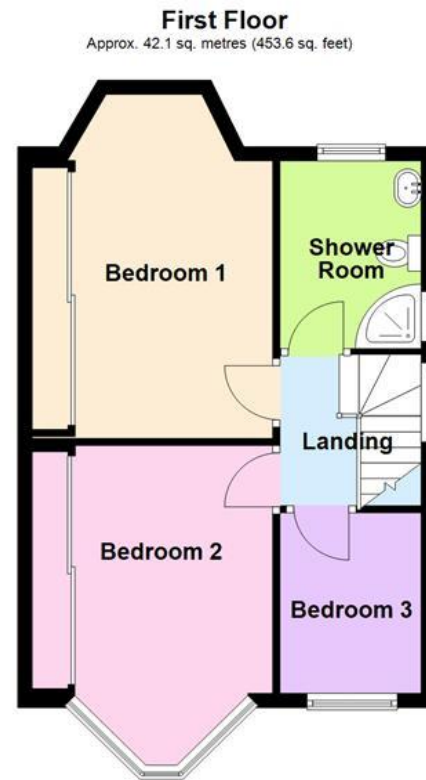
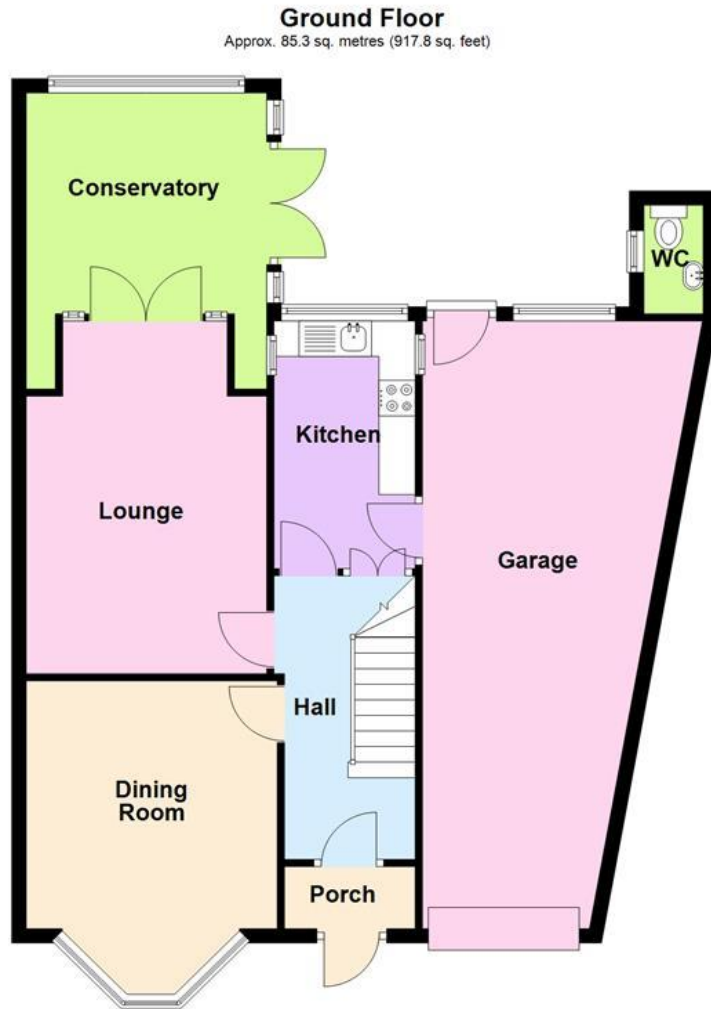
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Viewer's Note:

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. 127.4 sq. metres (1371.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

