PAUL CARR Estate Agents Sales & Lettings

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Medcroft Avenue, Handsworth Wood
Birmingham, B20 1NB

£475,000

Handsworth Wood

£475,000

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This heavily extended five-bedroom semi-detached home is a perfect family property, ideally positioned in a very sought-after and quiet cul-de-sac close to local amenities and highly popular schools. The home has been thoughtfully improved with a double-storey side extension, rear extension and conservatory, creating generous and flexible living space throughout. To the front, there is a spacious driveway providing ample off-road parking, while inside you are welcomed by an inviting reception hall leading to a large through lounge/dining room, ideal for both everyday family life and entertaining. The well-presented breakfast kitchen offers ample units, a central island and excellent space for modern family living, with a useful utility room just off the kitchen. A helpful downstairs shower room adds further practicality, while additional storage space has been cleverly created from the garage. To the rear, a large conservatory overlooks the garden and provides another fantastic living area. Upstairs, all five bedrooms are well proportioned, with four generous double rooms and a good-sized fifth bedroom. The modern family bathroom is beautifully appointed and features his-and-hers sinks. Outside, the well-maintained rear garden is a great size, with a decked seating area perfect for outdoor furniture leading onto the lawn. This is a spacious, versatile and superbly located family home that must be viewed to be fully appreciated — contact us today to arrange your viewing. Please note: The property is being sold as Freehold on Completion





















Property Specification

HEAVILY EXTENDED FIVE-BEDROOM SEMI-DETACHED HOME
DOUBLE-STOREY SIDE EXTENSION, REAR EXTENSION AND CONSERVATORY
PERFECT FAMILY HOME IN A SOUGHT-AFTER QUIET CUL-DE-SAC
SPACIOUS FRONT DRIVEWAY WITH AMPLE OFF-ROAD

Lounge/Dining Room 7.90m (25'11") x 3.62m (11'11")

Reception Hall

Breakfast Kitchen 5.07m (16'8") x 3.92m (12'10") max

Cupboard

Utility Room 2.94m (9'8") x 2.86m (9'5")

Shower Room

Store Room 2.75m (9') x 1.50m (4'11")

Conservatory 5.63m (18'6") max x 4.15m (13'7") max

Porch 2.04m (6'8") x 0.67m (2'2")

Bedroom 2 3.95m (13') x 3.31m (10'10")

Bedroom 1 3.79m (12'5") x 3.31m (10'10")

Bedroom 5 2.46m (8'1") x 2.40m (7'10")

Bathroom
Bedroom 3 3.84m (12'7") max x 2.86m (9'5")
Landing 2.46m (8'1") x 1.81m (5'11")
Bedroom 4 3.79m (12'5") x 2.51m (8'3")

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: 18th June 2026

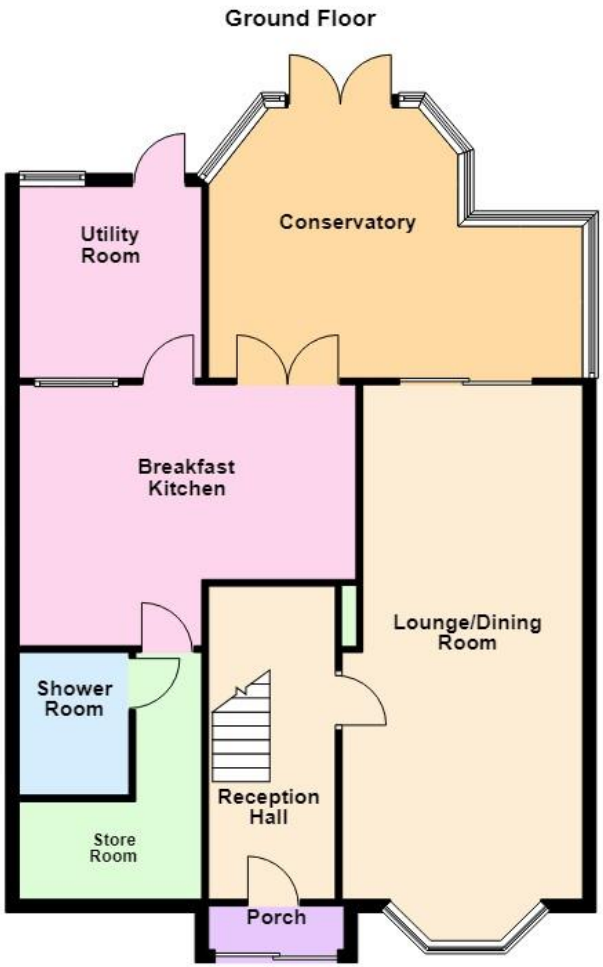
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

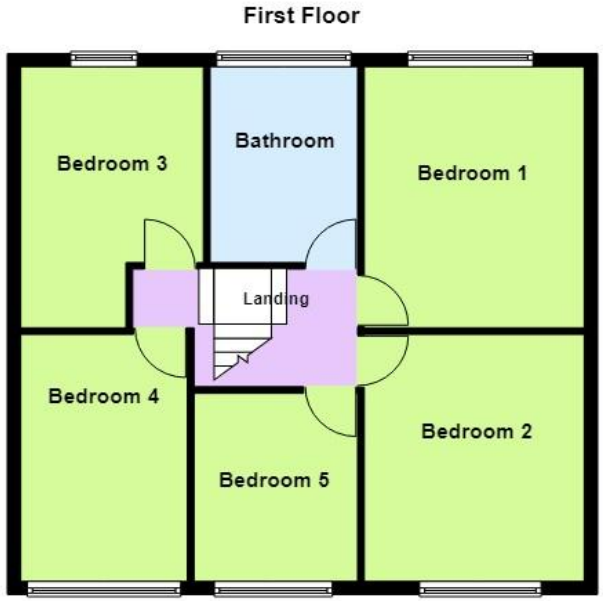
Viewer's Note:

Services connected: gas, electric, water, drainage
Council tax band: C
Tenure: Freehold
Restrictions: N/A

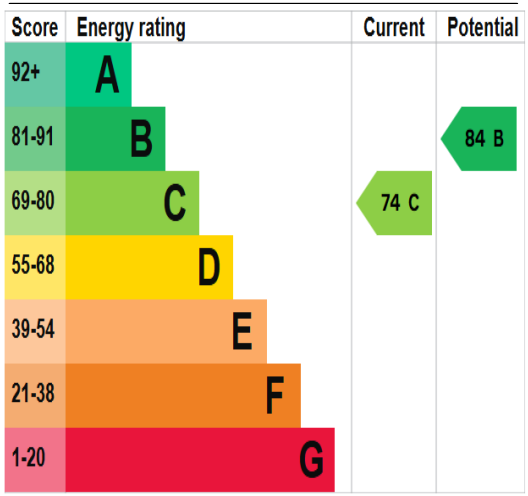
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only





Energy Efficiency Rating



Map Location



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