



Birch Croft, Erdington
Birmingham, B24 0BP

Offers in the Region Of £300,000

Erdington

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This superbly presented, stunningly finished, modern style semi-detached property occupies a much coveted and sought after location in this desirable cul-de-sac, ideally situated within close proximity of many amenities including local parks, schools, shops and transport links.

Having easy access to the nearby shopping centres of Wylde Green, Walmley and Erdington with links beyond, the accommodation on offer sits behind a block paved driveway providing off road parking for vehicles.

Accessed via an enclosed porch the ground floor accommodation includes a larger than average living room with stairs to first floor, patio doors to the garden and access to the enlarged contemporary fitted breakfast kitchen with utility and guest wc off.

To the first floor there are three well proportioned bedrooms with built in storage to bedroom two and bedroom three currently being used as a dressing room by the present owners, (although it will be returned to its original use before completion), dual cupboards on the landing provide further storage and the bedrooms are complimented by a luxurious family bathroom with modern suite and built in television.

Outside a secure side gate leads to the immaculate low maintenance landscaped rear garden and patio.

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





Property Specification

THIS SUPERBLY PRESENTED
MUCH IMPROVED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch
3.48m (11'5") x 0.57m (1'11")

Family Lounge Dining Room
6.82m (22'4") x 2.00m (6'7") max

Breakfast Kitchen
5.98m (19'7") x 2.09m (6'10")

Utility Cloakroom
2.09m (6'10") x 1.41m (4'8")

Landing

Bedroom 1
3.74m (12'3") x 3.04m (10')

Bedroom 2
3.61m (11'10") x 2.71m (8'11")

Bedroom 3 / Dressing Room
2.76m (9'1") x 2.09m (6'10")

Bathroom
2.09m (6'10") x 2.01m (6'7")

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: 29th 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:

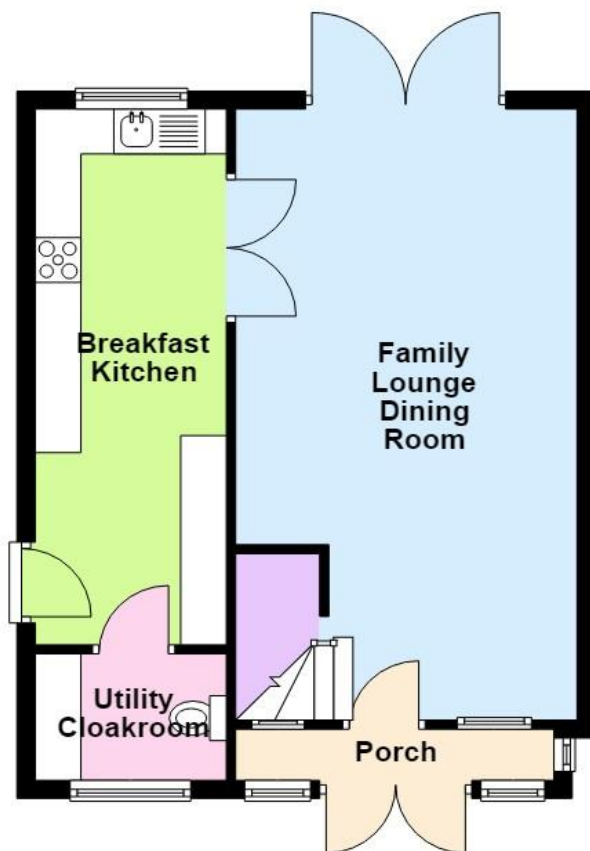
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

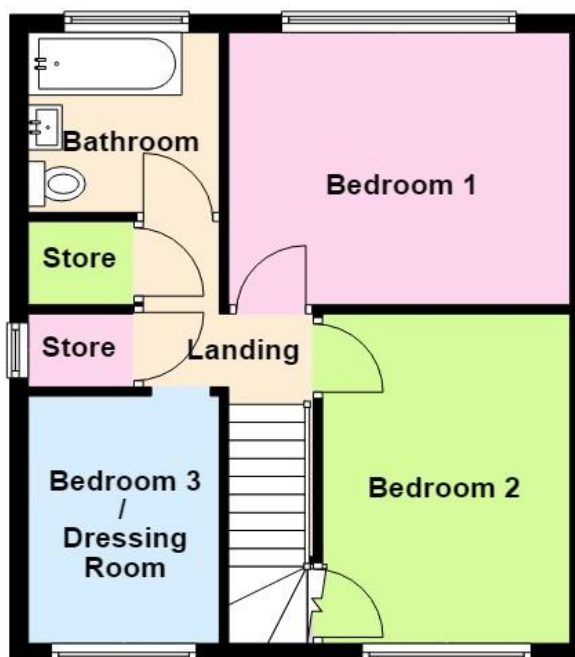
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

