



Weycroft Road  
Birmingham

burchell  
edwards

# Weycroft Road Birmingham B23 5AD

for sale offers over  
**£200,000**



## Property Description

Set along a well-established residential road in Erdington, this three bedroom house presents a strong opportunity for buyers seeking practical space, straightforward layout, and everyday convenience. The property is well suited to families, first-time buyers, or investors looking for a solid long-term asset in a consistently active location.

The accommodation is arranged over two floors, beginning with a spacious ground-floor lounge that forms the main living area of the home. To the rear sits a modern fitted kitchen, complemented by a ground-floor bathroom, a layout that offers both practicality and flexibility for modern living.

Upstairs, the property continues with three well-proportioned bedrooms, each offering comfortable dimensions and adaptable use. Outside, the home benefits from a well-maintained rear garden, while the front provides off-road parking for multiple vehicles, a notable advantage for this style of property. The location is particularly convenient for access to local schools, shops, amenities, and transport links, making it a well-rounded proposition for a range of buyers.

## Lounge

A generously sized reception room positioned at the front of the property, providing ample space for seating and living furniture. This room forms the main social hub of the home and benefits from good natural light.

## Kitchen

Located to the rear, the kitchen is fitted with modern units and practical worktop space, offering a functional environment for everyday cooking and dining. Direct access to the rear garden enhances usability.

## Bathroom

Situated on the ground floor, the bathroom is fitted with contemporary sanitary ware, offering convenience and practicality, particularly for family living.

## Bedroom One

A well-proportioned double bedroom located on the first floor, providing comfortable space for bedroom furniture and storage.

## Bedroom Two

Another strong-sized bedroom, suitable for use as a second double, guest room, or home office depending on requirements.

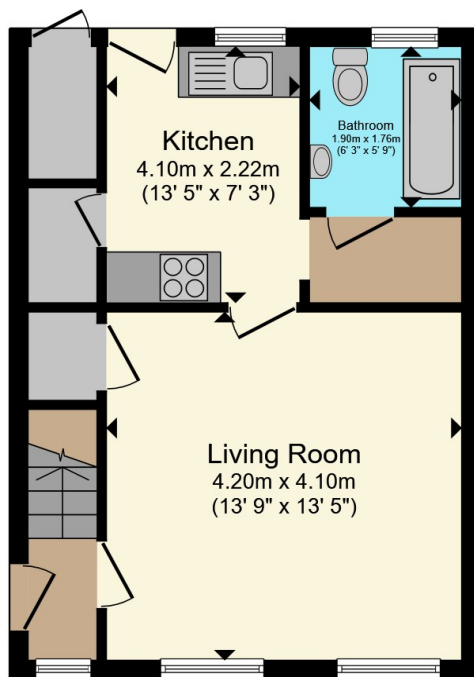
## Bedroom Three

A versatile third bedroom, ideal as a child's room, study, or dressing room.

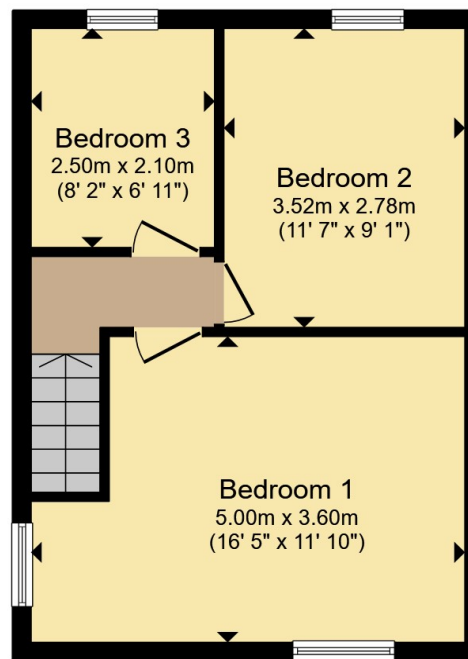








**Ground Floor**



**First Floor**

Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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