



Brueton Drive, Erdington
Birmingham, B24 9BQ

£225,000

Erdington

£225,000

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This superbly presented modern style semi-detached property occupies an enviable and convenient cul-de-sac location set within close proximity of many sought after local amenities including shops, schools, park and transport links.

Accessed via a pleasant porch the ground floor accommodation includes a generous living room with bow window and stairs to the first floor along with a contemporary fitted kitchen diner having patio doors to the garden.

To the first floor there are two bedrooms each with fitted storage as well as a shower en-suite to the master bedroom and a family bathroom.

Outside a driveway offers off road parking for vehicles whilst a secure side gate leads to the mature garden and patio with timber shed.

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





Property Specification

THIS SUPERBLY PRESENTED MODERN STYLE
SEMI-DETACHED PROPERTY
WITH EN-SUITE SHOWER ROOM
AND FAMILY BATHROOM
BRIEFLY COMPRISES;

Porch

Lounge 4.21m (13'10") x 2.00m (6'7")

Kitchen/Diner 4.21m (13'10") x 2.64m (8'8")

Landing

Bedroom 1 2.74m (9') x 2.00m (6'7")

Bedroom 2 2.74m (9') x 2.64m (8'8")

En-suite Shower Room

Bathroom

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: 25th October 2025.

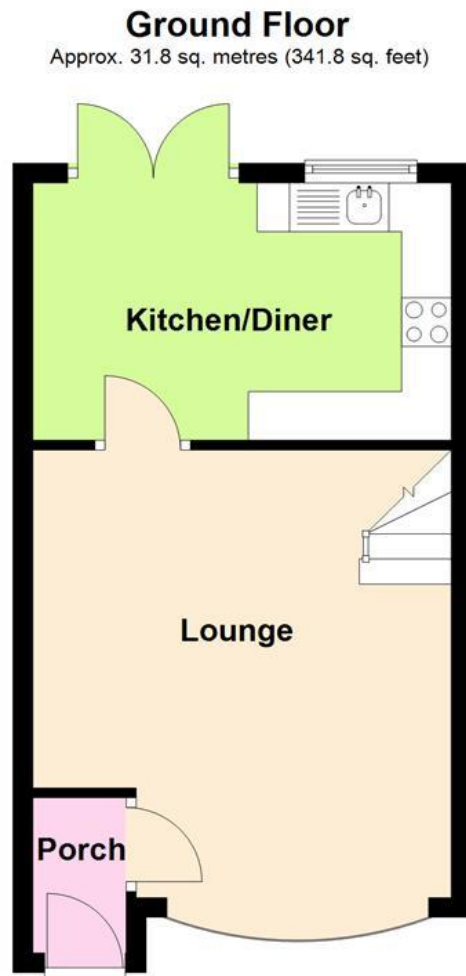
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Floor Plan

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



Total area: approx. 62.7 sq. metres (674.4 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

