

Property details approval form

25 Medcroft Avenue, Birmingham, West Midlands, England, B20 1NB

Date: 25 August 2026

Property Ref and Version: GBR313150 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£430,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > UPVC DOUBLE GLAZED
- > GAS CENTRAL HEATING
- > OUTBUILDING TO THE REAR
- > EXTENDED KITCHEN
- > DOWNSTAIRS BATHROOM
- > CUL DE SAC LOCATION
- > SOUGHT AFTER RESIDENTIAL AREA
- > DECEPTIVELY SPACIOUS

○ Short Description

**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** CUL DE SAC LOCATION ** DRIVE ** PORCH ** OPEN PLAN L - SHAPED LOUNGE ** EXTENDED BREAKFAST KITCHEN WITH ISLAND ** INTEGRATED APPLIANCES ** GROUND FLOOR SHOWER ROOM ** GROUND FLOOR FULLY TILED ** UNDERCOVER PATIO TERRACE ** OUTBUILDING ** JACUZZI BATHROOM**

○ Long Description

A Truly Remarkable and Deceptively Spacious and Well Presented Three Bedroom Semi Detached Family Home Nestled Nicely in a Handsworth Wood Cul De Sac close to Local Schools, Shopping amenities and Motorway Links for those commuting. This family home has been extended to the Rear creating an Outstanding Breakfast Kitchen Diner with Island including all Integrated Appliances. To the Rear is a Fantastic Undercover Terraced Patio Area for Entertaining along with an Outbuilding to the Top of the Garden which could be used as a Playroom or Bar Area. We also have a Shower Room to the Ground Floor and a Jacuzzi Bathroom on the First Floor.

○ Directions

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○ **Agents Note**

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○ Room Description

Porch

Garage

19' x 9' 5" (5.79m x 2.87m)

Welcome Hall

Ground Floor Shower Room

7' 7" x 8' 4" (2.31m x 2.54m)

Open Plan Lounge

27' 9" x 17' 9" (8.46m x 5.41m)

Breakfast Kitchen

23' 10" x 14' 4" (7.26m x 4.37m)

First Floor Landing

Bedroom One

14' 11" x 8' 4" (4.55m x 2.54m)

Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom Three

8' x 7' 9" (2.44m x 2.36m)

Family Bathroom

10' x 5' 5" (3.05m x 1.65m)

Outbuilding

16' 7" x 12' 7" (5.05m x 3.84m)

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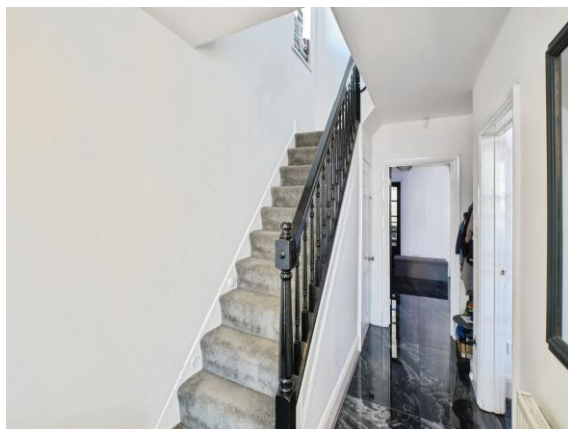
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○ Property Images



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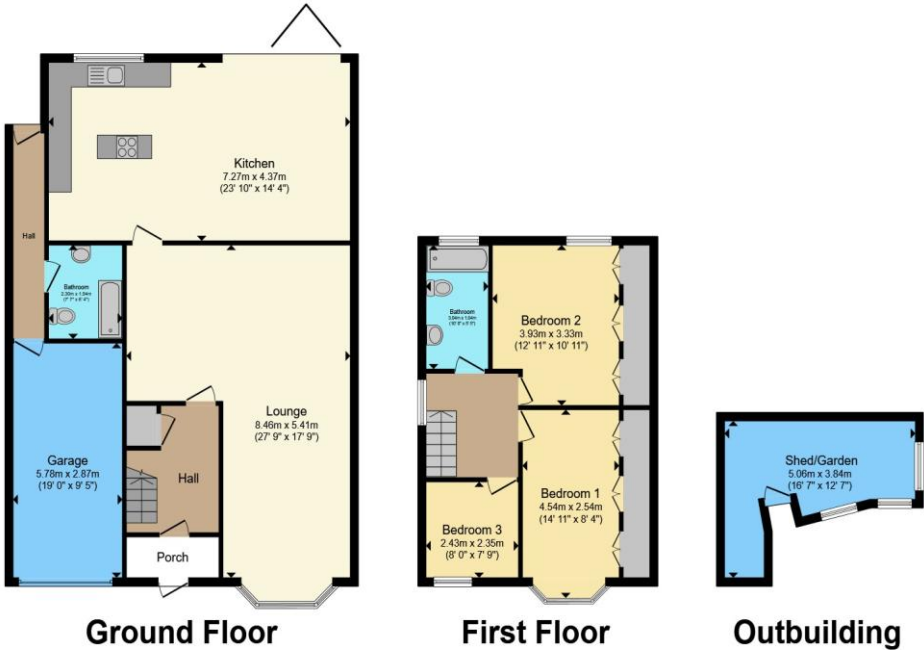
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Floor Plan



Total floor area 168.9 m² (1,818 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



Approval

Signature		Date
Darren Moss		
Mrs M. Shoker		