



The Croftway, Handsworth Wood
Birmingham, B20 1EG

£350,000

Handsworth Wood

£350,000

3  1  2 

Offered with no upward chain, this well-presented three-bedroom semi-detached home occupies a quiet and desirable position close to local schools, amenities and transport links, making it an excellent choice for families and growing families.

Set behind a driveway providing off-road parking, the property opens into a welcoming reception hall, leading to a spacious front dining room and a separate lounge positioned at the rear. The well-presented kitchen is complemented by a useful utility room situated to the rear of the garage, while the garage itself provides excellent storage space and further potential for conversion, subject to the relevant permissions. Upstairs, the accommodation comprises three good-sized bedrooms, including two doubles and a generous single room, together with the main family bathroom.

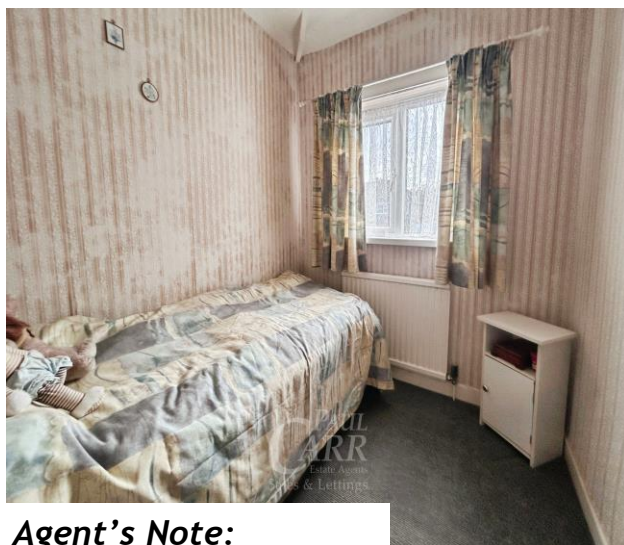
The property is well presented throughout while still offering plenty of opportunity for a new owner to enhance and personalise the home to their own taste. One of the standout features of this property is its exceptional potential to extend and develop further, subject to the necessary planning permissions and building regulations.

The generous side space could offer scope for a substantial two-storey side extension, potentially creating significantly increased living accommodation, additional bedrooms and further bathroom facilities. There may also be potential to utilise the roof space as part of any future development, subject to the appropriate consents.

Externally, the rear garden is a good size and includes a patio area running alongside the garage, further highlighting the potential to extend the existing accommodation. The property currently benefits from off-road parking, with additional potential to increase the driveway area by incorporating part of the front garden, subject to any necessary permissions. Its corner-style position also provides additional space to the side and may offer further options for access to the rear.

With no upward chain, generous accommodation and outstanding scope to create a much larger family home, this is a fantastic opportunity for buyers looking for a property they can grow into and truly make their own. Early viewing is highly recommended to appreciate the space, position and future potential on offer.





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: 23rd September 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 (£57 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.

Property Specification

NO UPWARD CHAIN
FANTASTIC DEVELOPMENT POTENTIAL STPP
SCOPE FOR A TWO-STORY SIDE EXTENSION STPP
THREE GOOD-SIZED BEDROOMS
TWO SPACIOUS DOUBLE BEDROOMS

Porch

Reception Hall

Lounge 3.77m (12'4") x 3.71m (12'2")

Dining Room 4.07m (13'4") max x 3.73m (12'3")

Kitchen 2.57m (8'5") x 2.13m (7')

Utility 3.00m (9'10") x 2.27m (7'5")

Landing

Bedroom 1 3.73m (12'3") x 3.50m (11'6")

Bedroom 2 3.77m (12'4") x 3.73m (12'3")

Bedroom 3 2.21m (7'3") x 1.81m (5'11")

Bathroom 2.57m (8'5") x 2.15m (7'1")

Garage 5.90m (19'4") x 3.13m (10'3")

Viewer's Note:

Services connected: Electric, gas, water, mains drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

