




ACR
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BAYTRY
FOR SALE
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34 Birchwood Drive, Ravenfield – S65 4PT

Rotherham

£170,000

34 Birchwood Drive

Ravenfield, Rotherham

Three-bed semi in Ravenfield with large gardens, outbuildings, and scope to extend (STPP). Ideal renovation project near schools, amenities, and motorway links. EPC D. Council Tax B. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-Bedroom Semi-Detached Home – Well-proportioned accommodation providing an ideal foundation for modernisation and improvement.
- NO ONWARD CHAIN
- Exceptional Development Potential – Occupying a substantial plot with scope to extend to the side and rear, subject to the necessary planning permissions.
- Generous Private Rear Garden – Well maintained garden surrounded by mature trees and shrubbery
- Desirable Village Location – Situated on a quiet residential street in sought-after Ravenfield, close to local amenities, schools and excellent motorway links.
- Useful Outbuildings & Storage – Three versatile outhouses, including a downstairs WC, offering practical storage and potential for a variety of uses.



Fantastic Development Opportunity With No Onward Chain – Priced to Sell

ACR Estate Agents are delighted to present this three-bedroom semi-detached home, offering exceptional potential for buyers seeking a renovation project with scope to create a fantastic family home.

Occupying an exceptionally generous plot, the property benefits from a substantial and private rear garden, providing great potential for extension to both the side and rear, subject to the necessary planning permissions.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious front-facing lounge, and a rear-facing kitchen/diner featuring understairs storage. In addition, there are three useful attached outbuildings, including excellent storage areas/utility space and a downstairs WC, with access to both the front and rear gardens.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a bath, wash basin and WC.

Externally, the property enjoys large, well-maintained front and rear gardens, offering ample outdoor space and further enhancing its development potential.

Situated on a quiet residential street in the highly sought-after village of Ravenfield, the property is conveniently located close to a range of local amenities, reputable schools and excellent motorway links, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the size of the plot and the exciting opportunity on offer.

EPC Rating – D

Council Tax Band – B







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





- **Ground Floor 54 sqm**
- **First Floor 45 sqm**
- **Total 99 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.