



Birch Croft, Erdington, Birmingham



Property Description

Positioned just off Chester Road and within easy reach of Pipe Hayes Park, this substantial three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create a home to their own specification. The accommodation requires general updating but provides generous room proportions, a practical family layout and clear scope to add value.

The ground floor includes an entrance porch and hallway, a spacious lounge, separate dining room, fitted kitchen and an integral garage. Upstairs are three well-proportioned bedrooms, a family bathroom and a separate WC.

Outside, the property benefits from a driveway, front garden and an enclosed rear garden. Birch Croft is conveniently located for local shops, schools and transport connections along Chester Road, with Pipe Hayes Park nearby.

Entrance Hall

A welcoming central hallway with stairs rising to the first floor and doors leading into the principal ground-floor accommodation.

Lounge

A generously sized reception room offering ample space for a range of seating and additional furniture. The room features a front-facing window, fireplace and access through to the dining room.

Dining Room

A separate dining area positioned at the rear of the property, with plenty of space for a family dining table and views over the garden.

Kitchen

Fitted with a range of wall and base units, work surfaces, sink and space for freestanding appliances. A window provides natural light and an external door gives access to the rear garden.

Integral Garage

Accessed from the front of the property and offering useful parking, storage or potential for conversion, subject to the necessary permissions.

Landing

Providing access to all three bedrooms, the family bathroom and the separate WC.

Bedroom One

A well-proportioned double bedroom with space for a bed, wardrobes and additional bedroom furniture.

Bedroom Two

A particularly spacious double bedroom offering excellent flexibility for a range of furniture arrangements.

Bedroom Three

A good-sized third bedroom suitable for use as a child's room, guest bedroom or home office.

Family Bathroom

Fitted with a panelled bath and wash basin, with tiled walls and a window providing natural light and ventilation.

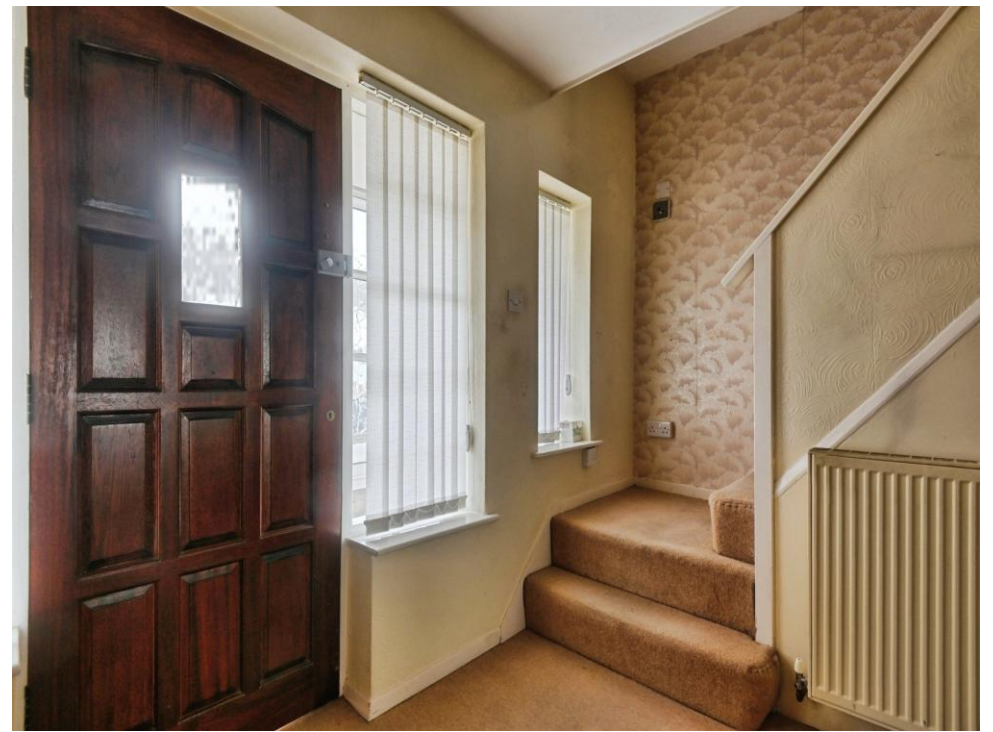
Separate Wc

Fitted with a low-level WC and conveniently positioned off the first-floor landing.

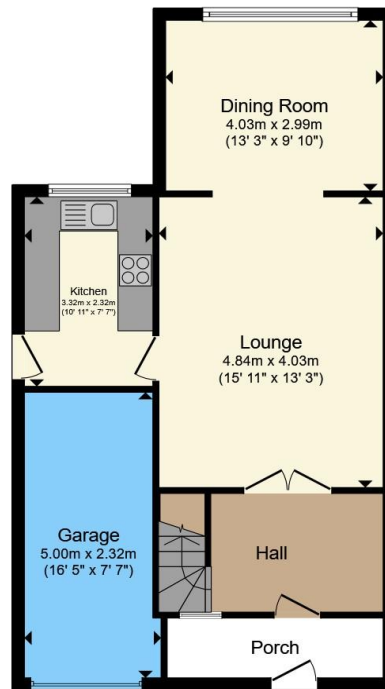
Rear Garden

An enclosed rear garden with a paved pathway, lawn and fenced boundaries. The garden provides a blank canvas for landscaping, outdoor seating or family recreation.

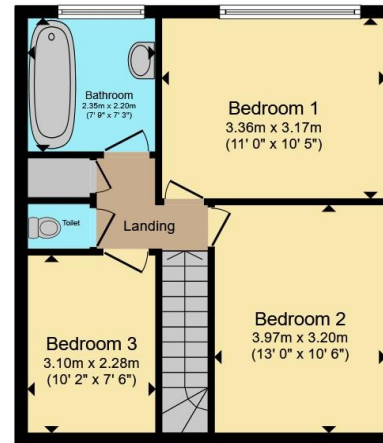








Ground Floor



First Floor

Total floor area 103.7 m² (1,116 sq.ft.) approx

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T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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