



## 20 Barton Croft, Birmingham

£315,000 Freehold

Well-presented 3-bed semi in Hall Green cul-de-sac. Spacious, with large rear garden, conservatory, driveway, and potential to extend (STPP). Ideal for families or first-time buyers.





HS Homes are delighted to welcome this well-presented and extended three-bedroom semi-detached home to the market, ideally positioned within a quiet cul-de-sac in the highly sought-after area of Hall Green. Offering spacious accommodation throughout, a substantial rear garden and exciting potential to extend further subject to planning permission, this fantastic property presents an excellent opportunity for families, first-time buyers and those looking to create a long-term family home.

Set back from the road behind a private driveway, the property is approached via a front porch leading into the welcoming entrance hallway, which provides access to both the front reception/dining room and the main living space to the rear.

Positioned to the front of the property, the reception room/dining room enjoys a large window overlooking the front aspect, allowing plenty of natural light to fill the room and creating an ideal space for family dining or entertaining guests.

To the rear of the property is the spacious open-plan lounge, centred around a feature fireplace and fire surround, creating a cosy focal point to the room. Double doors lead directly into the conservatory, which benefits from glazed windows and patio doors opening onto the rear garden, offering an additional reception space perfect for relaxing or entertaining throughout the year.

The conservatory also provides access into the modern galley-style kitchen, which offers a range of fitted cupboards, ample worktop space and practical storage solutions. To the rear of the kitchen is a convenient downstairs WC together with a further door providing direct access to the garden. An enclosed side passageway provides secure access from the front driveway through to the rear of the property.

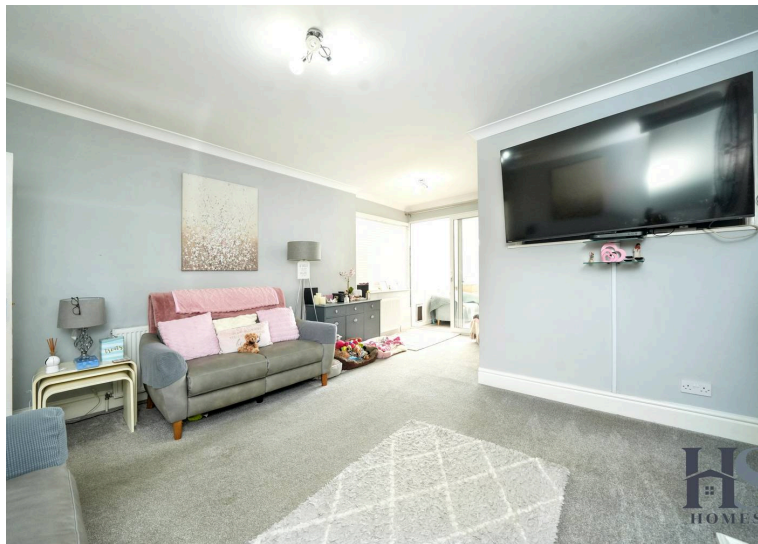
One of the standout features of this home is the generous rear garden, featuring a paved patio area ideal for outdoor dining, with the remainder mainly laid to lawn and bordered by mature fencing for added privacy. The size of the plot offers fantastic scope for further extension or redevelopment potential, making this an excellent long-term family home opportunity.

To the first floor, the property offers three well-proportioned bedrooms alongside the main family bathroom, which comprises a bath, WC and wash hand basin with a frosted side window allowing natural light into the space.

The principal bedroom is positioned to the front of the property and benefits from fitted wardrobes to both sides of the room, providing excellent storage. Bedroom two overlooks the rear garden and includes fitted double wardrobes, while bedroom three also enjoys rear garden views, making it an ideal nursery, child's bedroom or home office.

This well-presented property would make an ideal purchase for families, first-time buyers or those looking to upsize, offering both immediate comfort and future potential in a highly desirable location.







Approx Gross Internal Area  
114 sq m / 1225 sq ft



Ground Floor  
Approx 69 sq m / 746 sq ft

First Floor  
Approx 45 sq m / 479 sq ft