



2 Birdwood Crescent, Brockworth, Gloucester, GL3 4WN

£375,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on the sought-after Perrybrook Estate in Brockworth, this well-presented three-bedroom detached home offers spacious and thoughtfully designed accommodation, ideal for modern family living.

The ground floor is accessed via a welcoming entrance hall, which provides access to all principal rooms. The heart of the home is the spacious kitchen/diner, upgraded to an excellent standard and featuring a range of integrated appliances, ample storage, and generous dining space—perfect for both everyday use and entertaining. A large cloakroom/WC is conveniently located off the hallway. To the rear of the property, the bright and airy sitting room benefits from French doors that open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

Upstairs, the property continues to impress with three generous bedrooms. The principal bedroom enjoys the added benefit of an ensuite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.

Externally, the home offers a private rear garden with access to a detached garage, providing useful storage or parking options. The garage can also be conveniently accessed from the garden, enhancing practicality. This attractive detached property combines modern upgrades, well-proportioned rooms, and a desirable location, making it an excellent opportunity for a range of buyers.

Agents Note

Freehold

EPC Rating: B85

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

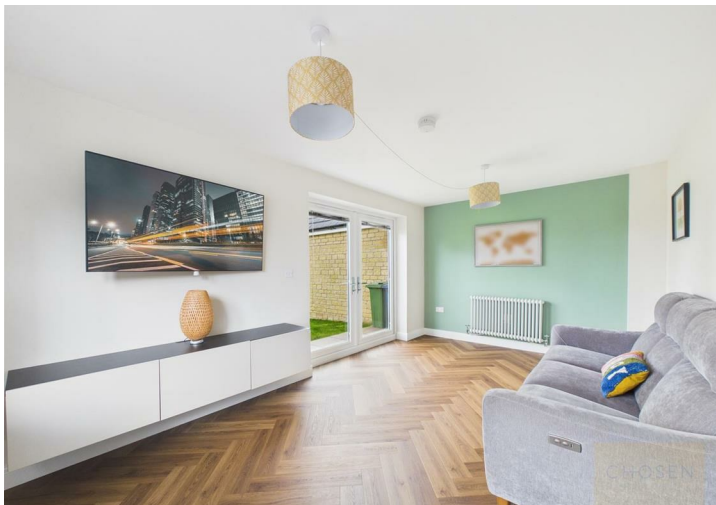
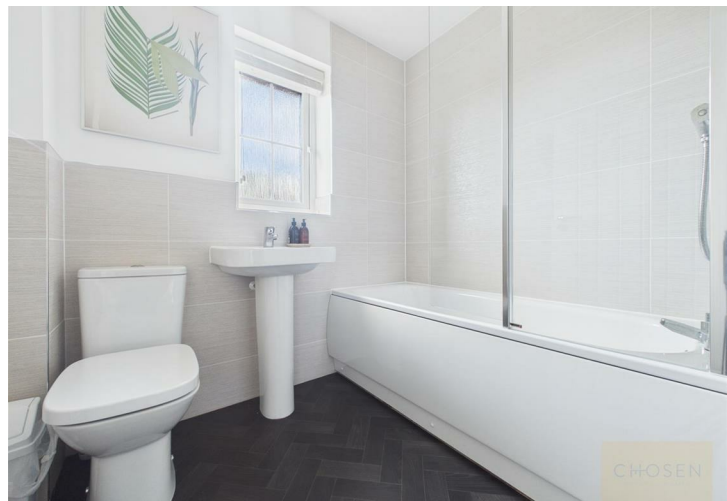
Rivers & Seas - Very low

Surface Water - Very low

- Three-bedroom detached home
- Upgraded kitchen/diner with integrated appliances
- Bright sitting room with French doors to rear garden
- Ensuite to master bedroom
- Enclosed rear garden
- Detached garage
- EPC Rating - B85
- Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
850 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

