



- Beautifully composed, three bedroomeed semi detached
- Well-appointed bathroom & separate WC
- Generous lounge with recessed gas fire
- Refitted and updated kitchen
- Appealing rear conservatory
- Delightful rear garden with bush-lined perimeters
- Multivehicular drive to fore
- Single garage with 7Kw Pod Point charger
- Excellent access to local amenities
- Vast commuter links to nearby towns



BIRCH CROFT, ERDINGTON, B24 0BP - ASKING PRICE £290,000

Nestled in a highly sought-after and well-regarded location in Erdington, this three-bedroomed, semi-detached and freehold home offers a perfect blend of modern living and convenience. Situated close to excellent schools, the property benefits from superb commuter links including readily-available bus services along Chester Road, providing direct access to Sutton Coldfield, Wylde Green, Birmingham and beyond. For rail commuters, the Cross City Line is easily accessible via Chester Road Station ensuring seamless connectivity to wider zones. Beautifully modernised and chic throughout, this turnkey home is ready for immediate enjoyment, featuring stylish interiors that have been carefully designed to meet contemporary tastes. Recent upgrades include a Worcester Bosch combi boiler and a 7Kw Pod Point charger, meaning this property is also equipped for future living. With shopping facilities and everyday amenities just a stone's throw away, this home is ideal for families or professionals seeking a lifestyle of comfort, convenience, and sophistication. Benefiting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, large entrance hall, spacious and appealing family lounge, a renewed fitted kitchen, rear conservatory and side utility/passage completes the ground floor accommodation. To the first floor, three well-proportioned bedrooms are offered with the master boasting fitted wardrobes, a family bathroom, separate WC and store all providing service to the bedrooms. Externally, a multivehicular block paved drive with charging point to side, access is given into a single garage with 70/30 split doors to fore. To the rear, paved patio together with lawn and raised garden beds to side, privatise the accommodation with access being given back into the home via a side, wooden utility door and French doors into conservatory. To fully appreciate the standard and décor within, we highly recommend internal inspection.

Set back from the road behind a block paved drive with gravel to side, access is gained into the accommodation via PVC double glazed French doors with window to side into:

PORCH:

Glazed windows with a PVC double glazed obscure centralised door opens into:

ENTRANCE HALL: 9'2 x 6'4:

Radiator, under-stairs storage and stairs off to first floor, obscure glazed double doors open into:

FAMILY LOUNGE: 15'2 x 12'1:

Double glazed sliding patio doors to conservatory, a recessed living-flame gas fire having wood effect with granite style hearth and surround, radiator, obscure double doors open back to entrance hall, a singular obscure glazed door opens to fitted kitchen and double glazed sliding doors open to:

REAR CONSERVATORY: 9'6 x 8'7:

PVC double glazed windows and French doors to rear, radiator, double glazed sliding doors open back to lounge.

FITTED KITCHEN: 9'6 x 6'8:

PVC double glazed windows to rear, matching wall and base units with integrated fridge, roll edged work surfaces with four ring electric hob and extractor canopy over, wall panelled splashbacks, electric heater, stainless steel bowl sink unit with matching drainer to side, a variety of glazed units together with cupboards and drawers are provided, kick-board spotlights, further obscure door leads to:

SIDE PASSAGE: 19'6 x 3'5:

Recesses provided for white goods, PVC double glazed obscure door opens to fore and an obscure glazed wooden door leads to rear garden.

STAIRS & LANDING:

Doors open to three bedrooms, family bathroom, storage and WC.

BEDROOM ONE: 12'4 x 10'2:

PVC double glazed window to rear, built-in wardrobe, radiator, space for double bed, door back to landing.

BEDROOM TWO: 11'8 x 8'4:

PVC double glazed window to fore, radiator, door to over-stairs storage, door back to landing.

BEDROOM THREE: 9'1 x 6'9:

PVC double glazed window to fore, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, bath with glazed splash screen door to side and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

WC:

PVC double glazed obscure window to side, low level WC, tiled splashbacks, door back to landing.

REAR GARDEN:

A paved patio leads from the accommodation and advances to delightfully-manicured lawns, mature shrubs and bushes privatise the property's perimeter via garden beds, access is gained back into the home via French doors to conservatory and side obscure glazed wooden door to side passage.

GARAGE: 9'9 x 7'4: (Please check suitability for your own vehicle use):

70:30 split doors to fore.

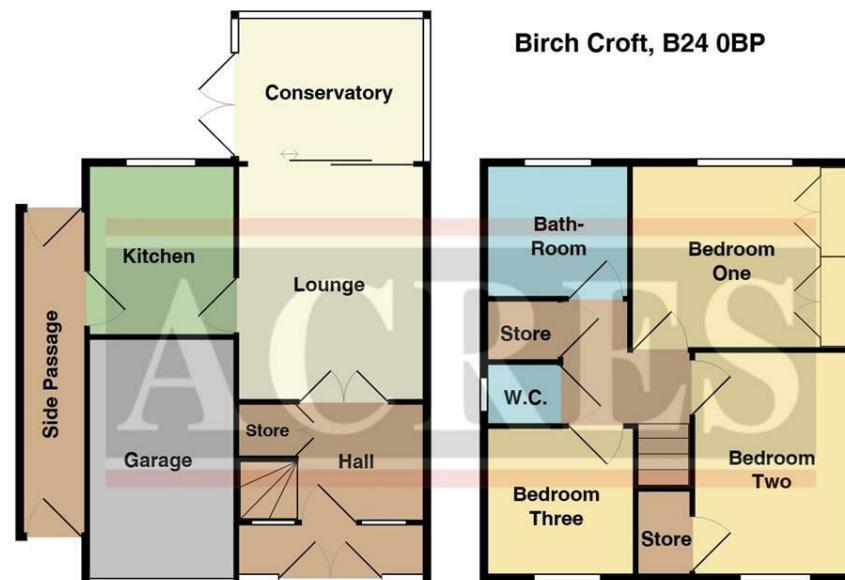
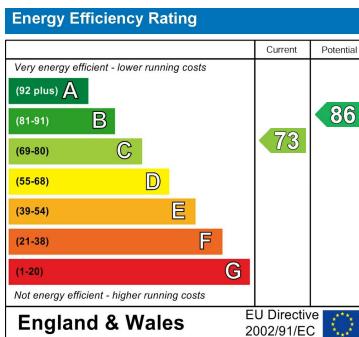


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.