



Northcroft Way, BIRMINGHAM

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edwards



Property Description

Situated within a modern residential development on Northcroft Way, this well-presented semi-detached home offers a practical and spacious layout ideally suited to family living. The property is approached via a driveway providing off-road parking and access to a garage, with a neatly maintained frontage setting the tone for what follows internally.

Upon entering, the ground floor opens into a welcoming hallway with access to a convenient guest W.C. and a fitted kitchen positioned to the front aspect. To the rear, the standout feature of the home is the generous lounge/dining room, offering a versatile open-plan space ideal for both everyday living and entertaining. The room benefits from excellent natural light and direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the first floor continues to deliver a well-balanced layout with two double bedrooms. The main bedroom is complemented by an en-suite shower room, while the second bedroom is served by a family bathroom located off the landing. The configuration makes efficient use of space while maintaining comfort and practicality throughout.

Externally, the rear garden provides a private outdoor space, mainly laid to lawn with a patio area, ideal for relaxation or hosting. The property further benefits from a garage and driveway, enhancing both convenience and storage options.

Lounge/Dining Room

A spacious and versatile reception room with ample space for both living and dining arrangements, with access to the rear garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces and space for appliances.

Hallway

Providing access to all ground floor accommodation.

W.C.

Fitted with low-level W.C. and wash hand basin.

Garage

Accessible from the driveway, offering additional storage or parking.

Main Bedroom

Double bedroom with access to en-suite.

En-Suite

Comprising shower, wash hand basin and W.C.

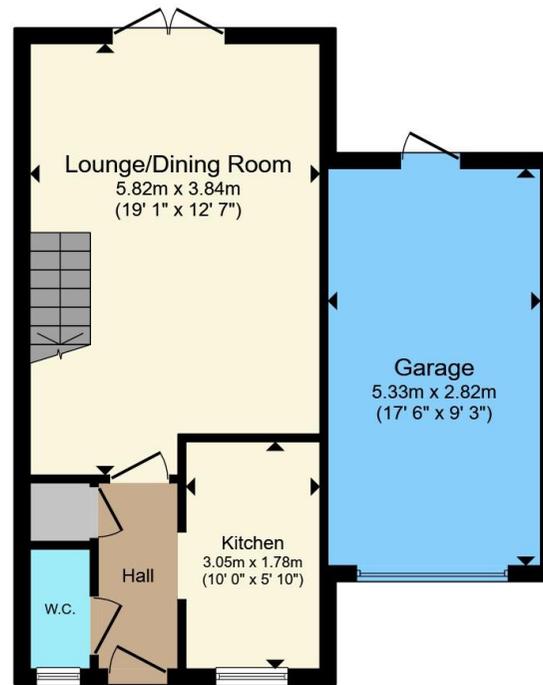
Bedroom Two

Second double bedroom overlooking the rear aspect.

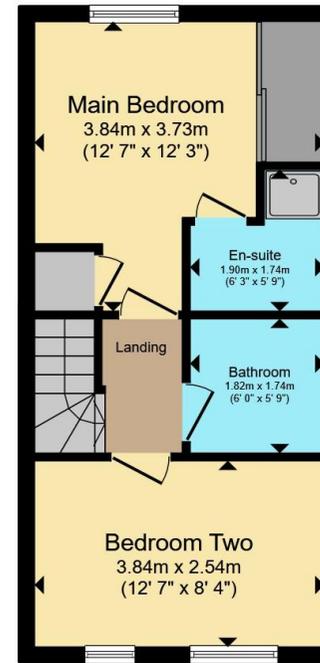








Ground Floor



First Floor

Total floor area 80.0 m² (861 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: ERD207891 - 0002