

Property details **approval form**

128 Parkeston Crescent, Birmingham, West Midlands, England, B44 0PE

Date: 01 July 2026

Property Ref and Version: ERD208082 - 0002

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£280,000
Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Three bedrooms
- >
- > Spacious reception/dining room
- >
- > Fitted kitchen
- >
- > Ground floor bathroom
- >
- > Well-proportioned throughout
- >
- > Popular residential location
- > Excellent access to local amenities and transport links
- > Ideal for first-time buyers or families
- >

○ Short Description

A well-presented three-bedroom family home offering spacious living accommodation, including a generous reception/dining room, fitted kitchen, and three well-proportioned bedrooms, situated in a popular residential location in B44.

○ Long Description

Situated within a popular residential location, this well-proportioned three-bedroom family home offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, families, and investors alike.

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The ground floor comprises a welcoming entrance, leading through to a generous reception/dining room, providing a bright and flexible space ideal for both everyday living and entertaining. The property further benefits from a fitted kitchen with ample workspace and storage, along with a conveniently located ground floor bathroom.

To the first floor, the property has three well-proportioned bedrooms, including a spacious main bedroom, second bedroom, and a versatile third bedroom that can easily accommodate a home office, nursery or guest room.

Overall, the property offers well-balanced accommodation with excellent potential for buyers to personalise and modernise to suit their own taste, creating a superb long-term family home.

Set within a well-established residential area with close proximity to local amenities, schools, and transport links, a viewing of this house is highly recommended to fully appreciate the space, layout, and potential this property has to offer.

○ **Directions**

○ **Agent Note**

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○ Room Description

Entrance Hall

Accessed via the front of the property, with stairs rising to the first floor and doors leading to the main living accommodation.

Reception/Dining Room

A bright and spacious dual-purpose living area, offering ample room for both lounge and dining furniture, ideal for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base units, providing good worktop space and functionality, with access to the side of the property.

Bathroom

Conveniently located on the ground floor, fitted with a bath, wash hand basin, and WC.

Bedroom One

A generous double bedroom positioned to the front of the property, offering ample space for bedroom furnishings.

Bedroom Two

A well-proportioned double bedroom overlooking the rear, ideal for family members or guests.

Bedroom Three

A versatile third bedroom, perfect for use as a nursery, home office, or single room.

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○ Room Description

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○ Property Images



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○ Property Images



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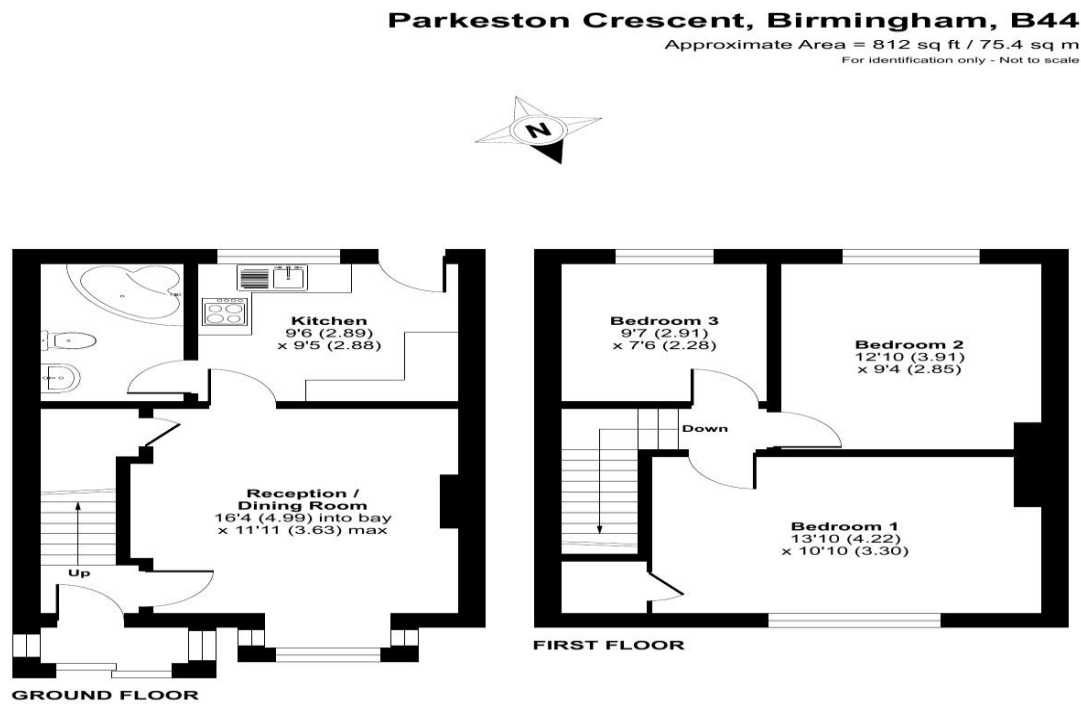
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☐ **Property Images**

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Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2026. Produced for Flyp Homes Limited. REF: 1449186

Approval

	Signature	Date
Matthew Guscoth		
Kyah Brown Flyp Homes Ltd		