

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **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.

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## >> **price**

---

offers over £300,000

Tenure: Freehold

## >> **key features**

---

- > Four Bedroom Mid-Terrace Home
- > Deceptively Spacious Throughout
- > Near to Schools, Transport Links and Amenities
- > Three Reception Rooms
- > Two Family Bathroom
- > Driveway and Garden
- > Viewings Highly Recommended
- > EPC Rating: Awaited

## >> **short description**

---

\*\*\*DECEPTIVELY SPACIOUS FOUR BEDROOM HOME\*\*\*SOUGHT AFTER LOCATION IN B20\*\*\*THREE RECEPTION ROOMS\*\*\*TWO BATHROOMS\*\*\*HUGE MASTER BEDROOM\*\*\*PRIVATE ENCLOSED REAR GARDEN\*\*\*DRIVEWAY PARKING TO THE FRONT\*\*\*

## >> **long description**

---

Located on a popular residential road in Handsworth, this deceptively spacious four-bedroom mid-terrace home offers excellent family accommodation in a highly convenient location. The property is within easy reach of a number of well-regarded schools, including Westminster Primary School, St Clare's Catholic Primary School and Broadway Academy. Commuters will benefit from nearby Perry Barr Train Station, regular bus services and excellent access to Birmingham City Centre and the wider motorway network.

The accommodation is arranged over three floors and offers far more space than first appears. The ground floor briefly comprises an entrance hall, a comfortable front lounge, leading through to the dining room and a generous sitting room, providing flexible living and entertaining space for growing families. To the rear is an impressive fitted kitchen with ample room for dining, along with a ground floor bathroom.

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

Upstairs, the property benefits from four well-proportioned bedrooms and a family bathroom, offering practical accommodation for modern family living.

Outside, the property enjoys a private rear garden, providing the perfect space for relaxing, entertaining or family activities, and a driveway to the front providing off road parking.

## >> **directions**

---

## >> **Agent Note**

---

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## >> **room description**

---

### **Agent Note**

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

### **Lounge Diner**

Double glazed bay window to front, two gas central heating radiators, and french doors leading to rear garden

### **Sitting Room**

Double glazed window to side aspect and gas central heating radiator

### **Kitchen**

Wall and base units, sink and drainer with mixer tap, plumbing for washing machine, integrated oven and space for freestanding oven and hob, and double glazed window.

### **Downstairs Bathroom**

Shower over bath, hand wash basin with storage cupboards under, wc, and double glazed frosted window.

### **Bedroom 1**

Large double room consisting of double glazed window and gas central heating radiator.

### **Bedroom 2**

Double room consisting of double glazed window and gas central heating radiator.

### **Bedroom 3**

Double room consisting of a double glazed window and gas central heating radiator.

### **Bedroom 4**

Double bedroom on the second floor consisting of a velux window and gas central heating radiator.

### **Bathroom**

Walk in shower, hand wash basin with storage cupboards under, wc, and double glazed frosted window

### **Garden**

Private enclosed garden, entirely paved.

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026                      **Property Ref and Version:** GRB113072 - 0001

## >> **room description**

---

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026                      **Property Ref and Version:** GRB113072 - 0001

## >> **room description**

---

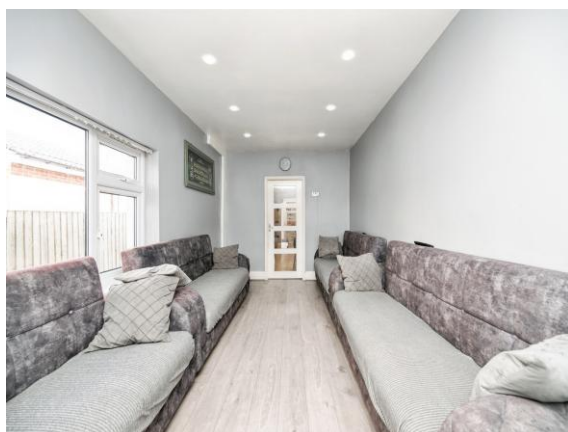
# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## >> **property images**



**Your Shipways office:** 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN  
**T** 0121 358 2281 **E** greatbarr@shipways.co.uk

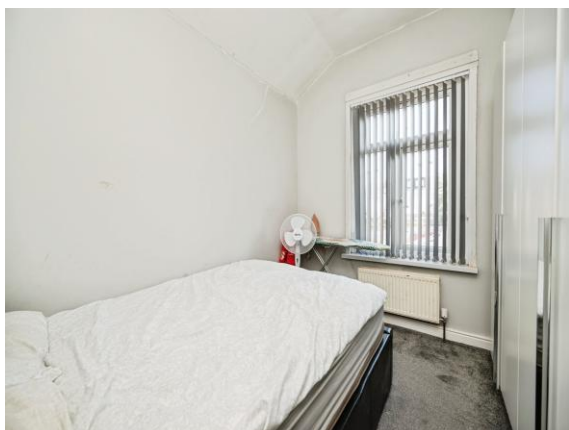
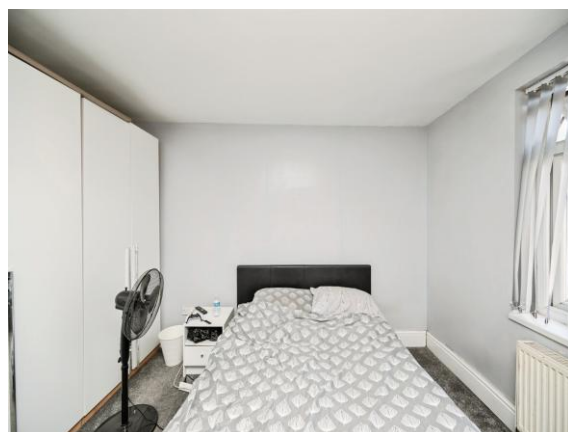
# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## >> **property images**



**Your Shipways office:** 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN  
**T** 0121 358 2281 **E** greatbarr@shipways.co.uk

# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY

**Date:** 28 August 2026

**Property Ref and Version:** GRB113072 - 0001

## >> **property images**

---



# property details **approval form**

170 Crompton Road, Handsworth, Birmingham, West Midlands, England, B20 3QY  
**Date:** 28 August 2026      **Property Ref and Version:** GRB113072 - 0001

## >> floor plan



Total floor area 142.1 m<sup>2</sup> (1,529 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

| Signature      |  | Date |
|----------------|--|------|
| Hollie McEntee |  |      |
| Mr A. Mazamal  |  |      |