





2 Chilcote Mews Baldwins Lane, Birmingham

£400,000 Freehold

Modern Three-Bedroom Semi-Detached Family Home • Open Plan Kitchen/Living Area Ideal for Family Life • Separate Lounge Providing Additional Living Space • Dedicated Dining Room Perfect for Entertaining • Principal Bedroom with Ensuite Shower Room • Two Further Bedrooms and Family Bathroom • Practical Utility Area and Downstairs WC • Private Driveway Providing Off-Road Parking • Energy-Efficient Home with EPC Rating B • Convenient Location Close to Schools, Amenities and Transport Links





HS Homes are delighted to welcome to the market this beautifully presented, modern three-bedroom semi-detached family home, ideally positioned just off Baldwins Lane in the popular residential area of Hall Green. Built approximately six years ago, this spacious property offers versatile accommodation, modern features, excellent energy efficiency and the added reassurance of a 10-year builder's warranty, making it an ideal choice for growing families.

Upon entering the property, you are welcomed into a thoughtfully designed home offering flexible living arrangements. The front lounge provides a comfortable space to relax and unwind, with the added versatility of being used as a fourth bedroom, guest room or home office if required.

The spacious kitchen and living area provides an excellent setting for everyday family life and entertaining, complemented by a separate dining room. The kitchen benefits from an integrated dishwasher and practical storage solutions, while the utility area and downstairs WC add further convenience.

Additional ground-floor features include generous understairs storage with space to accommodate a desk, ideal for those working from home or requiring a dedicated study area.

To the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room. The remaining bedrooms are served by a modern family bathroom, providing comfortable accommodation for the whole family. The property also benefits from loft access via a hatch, offering useful additional storage potential.

Further benefits include double-glazed windows and doors throughout, an integrated fire sprinkler system for added safety and outdoor electrical sockets, providing additional practicality for modern family living.

Externally, the property benefits from a private driveway offering off-road parking.

Situated within the catchment area of the highly regarded Chilcote Primary School, which has previously received an Outstanding Ofsted judgement, this property is particularly appealing to families looking to settle in a well-connected residential location.

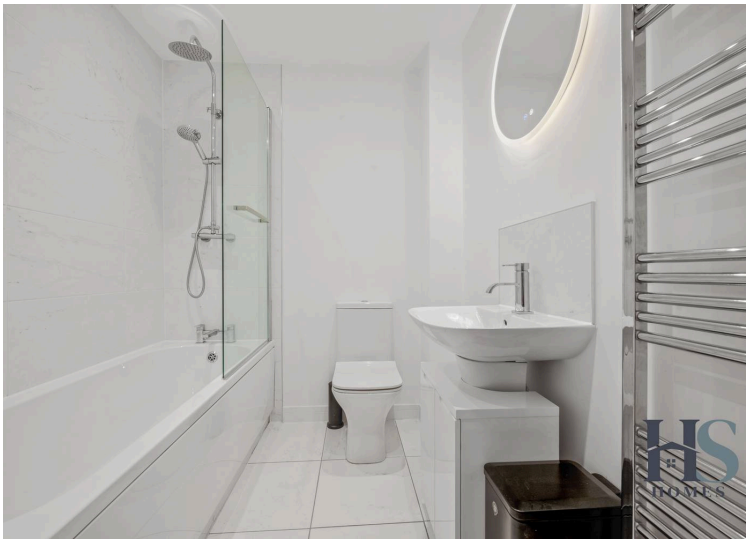
With its modern design, flexible accommodation, energy-efficient features and convenient location, this is a fantastic opportunity to purchase a family home offering both comfort and practicality.

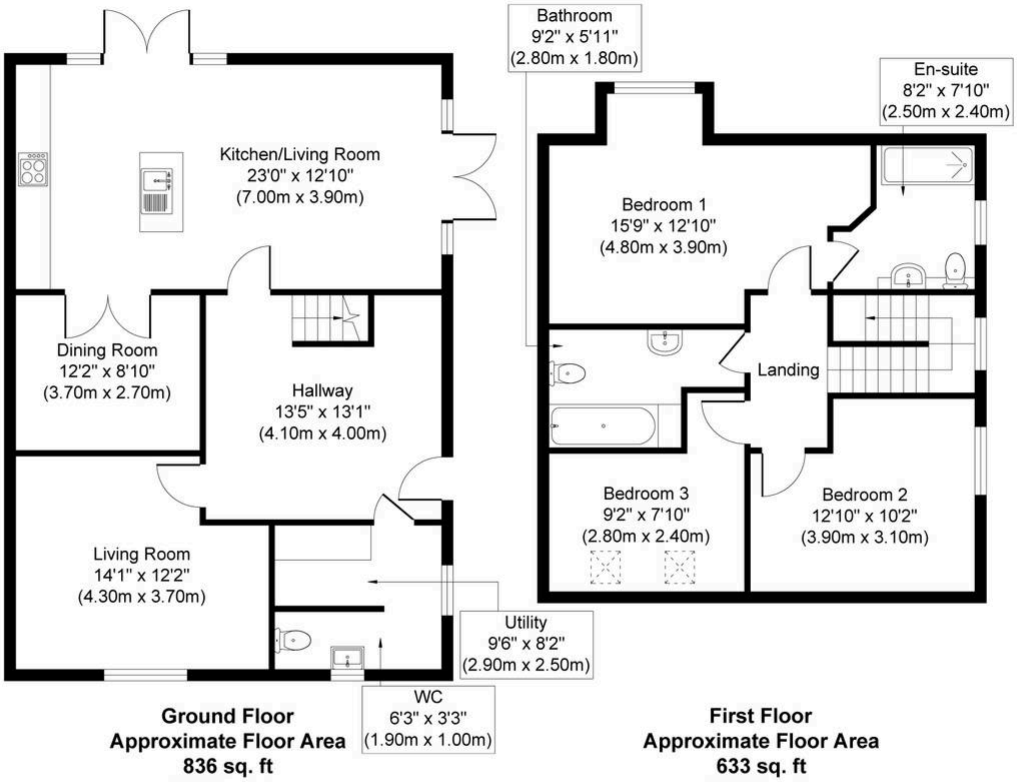












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HS Homes of Solihull

Avon House, 435 Stratford Road, Shirley - B90 4AA

01214304448 • enquiries@hshomes.uk • www.hshomes.uk/