



Springthorpe Road, Erdington
Birmingham, B24 0SJ

Offers in Excess of £325,000

Erdington

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Situated in a most desired residential address this magnificent family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

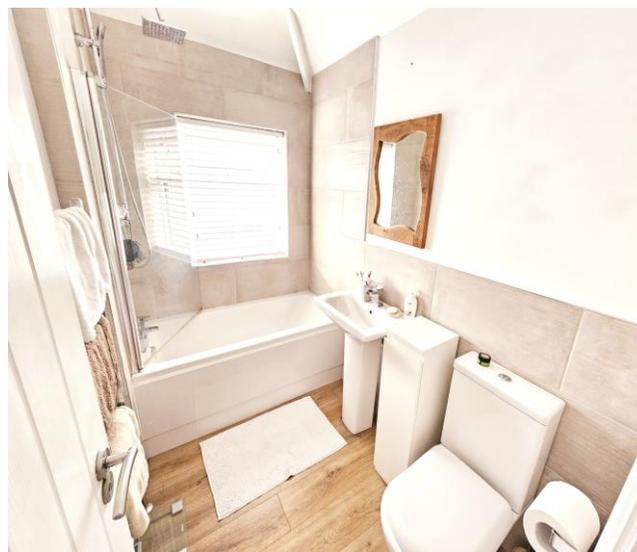
The property briefly comprises spacious fore gardens providing ample parking and side elevational width presenting tremendous potential for extension (subject to regulatory approval).

A front entrance provides access through and into an internal hallway with a delightful formal dining room overlooking the frontal elevation. To the rear is a beautifully appointed sitting room with 'French Window' doors thereto opening onto the rear gardens. An extended and fully fitted kitchen featuring a range of fitted base and wall units with more than adequate space for breakfast table and chairs leads off the right hand rear elevation, there is also provided a large utility with guest W.C. From the entrance hallway stairs ascend to the first floor and provide access to three good size bedrooms and a sumptuous family bathroom which offers a full suite.

Outstanding rear gardens radiate to all elevations and surround this large and most delightful plot with a vast array of landscaped features with lawns to two sides and a patio entertainment area ideal for al-fresco dining. Off road parking is to the fore. Offering potential for re-interpretation and an absolute must for viewing.

Viewings are strictly by appointment only and via Paul Carr Erdington and for proceedable purchasers.





Property Specification

THIS OUTSTANDING DETACHED FAMILY HOME WITHIN AN EXPANSIVE PLOT BRIEFLY COMPRISES;

Entrance Hall

Reception Room 3.30m (10'10") x 3.04m (10')

Reception Room

Kitchen 4.59m (15'1") x 1.54m (5'1")

Utility 1.96m (6'5") x 1.84m (6')

Dining Area 3.50m (11'6") x 1.84m (6')

Landing

Bedroom 1 3.04m (10') max x 2.80m (9'2")

Bedroom 2 3.36m (11') x 3.32m (10'11")

Bathroom 2.32m (7'7") x 1.60m (5'3")

Bedroom 3 2.10m (6'11") x 1.96m (6'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 26th October 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

