



Spring Hill, Erdington
Birmingham, B24 9AE

Offers in the Region Of £215,000

Erdington

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Delightfully situated in a most secluded location but having the benefit of immediate access to a vast range of local shops, stores and supermarkets as well as arterial transport routes by both road and rail to Birmingham, this beautifully presented home demands early viewing.

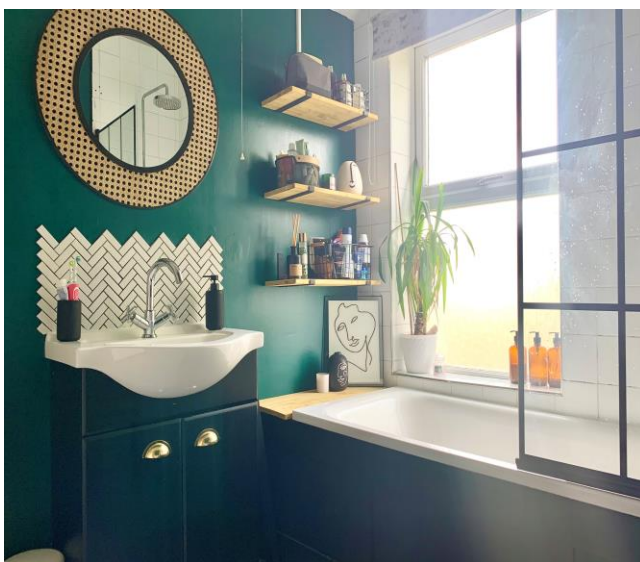
Having rear secure gated access to a rear garage and off road parking to the frontage, the property briefly comprises; a fore garden giving entry via a vestibule with 'Minton tile' flooring, an open plan lounge with dining area, stylish fitted kitchen with a range of matching base and wall units having oak working surfaces. A rear lobby leads off, with then a ground floor w.c., and utility and then to bedroom three, or if required a study or home office.

Two further double bedrooms together with family bathroom are offered to the first floor with a walk-in in store or wardrobe facility.

To the rear are large Westerly lawned gardens having patio seating areas, herbaceous borders, ideal as a good size family garden. As mentioned previously, a detached garage features to the rear.

Viewing is strictly by appointment via Paul Carr Erdington.





Property Specification

THIS STYLISH AND CHARACTERFUL
THREE BEDROOM FAMILY HOME
IN SECLUDED LOCATION
BRIEFLY COMPRISES;

Porch

Lounge/Dining Room 6.87m (22'6") x 3.70m (12'2")

Kitchen 4.08m (13'5") x 1.96m (6'5")

Lobby

WC/ Utility 1.24m (4'1") x 1.09m (3'7")

Landing

Bedroom 1 3.70m (12'2") x 3.47m (11'5") plus
0.23m (0'9") x 0.23m (0'9")

Bedroom 2 3.42m (11'3") x 2.78m (9'1")

Bedroom 3 2.64m (8'8") x 1.90m (6'3")

Bathroom

Agent's Note:

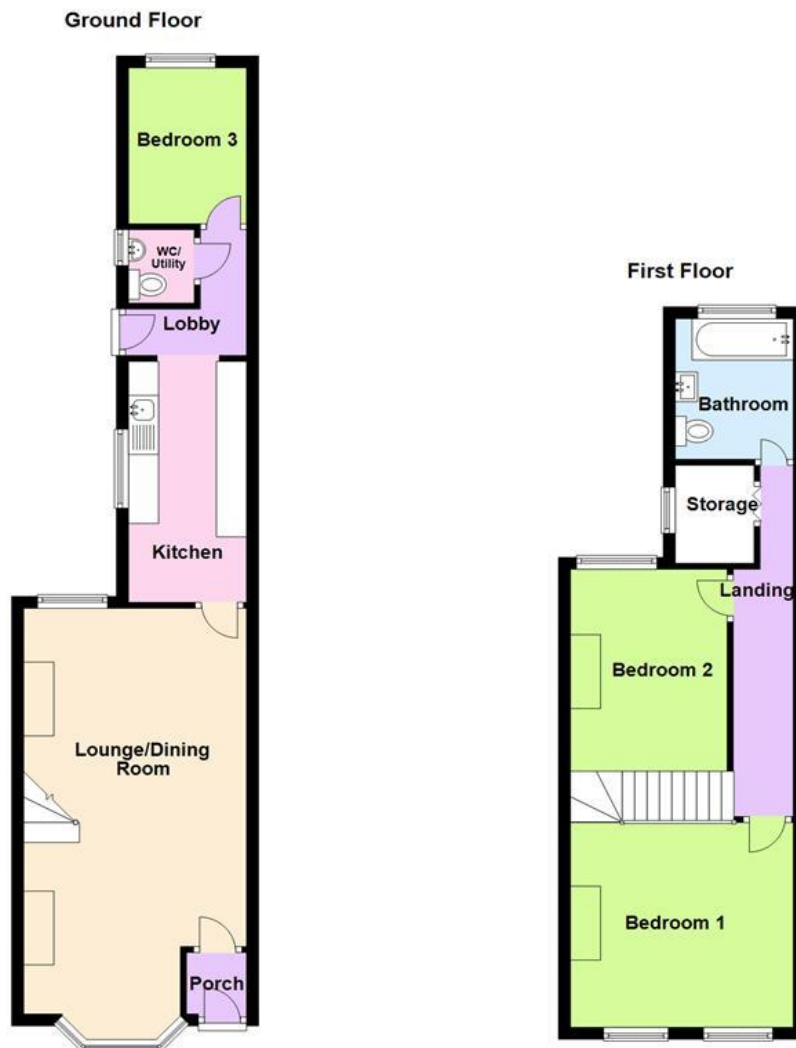
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 11th May 2023

Viewer's Note:

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

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

