



Black and White
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62A SPRINGFIELDS, COLESHILL, BIRMINGHAM, B46 3EG
GUIDE PRICE £220,000





Beautifully Presented 2-Bedroom Home in B46
 Welcome to this stunning 2-bedroom property at 62A Springfields Road, offering modern features and a convenient layout. Nestled in a desirable location with easy access to local amenities and transport links, this home is ideal for first-time buyers or as an investment opportunity.

Ground Floor: Step into the inviting porch leading to

Lounge (4.96m x 3.56m/ 16'3" x 11'8")

The lounge features a large uPVC double glazed window, filling the space with natural light, fitted carpet and door to

Kitchen (5.18m x 3.56m/ 17' x 11'8")

The modern kitchen is equipped with a range of base and eye-level units and a stainless-steel sink. Enjoy the view from the uPVC double glazed window.

First Floor:

Upstairs, discover two well-proportioned bedrooms:

Bedroom 1 (3.50m x 2.33m/ 11'6" x 7'8"):

Situated at the front with a uPVC double glazed window, radiator, and fitted carpet.

Bedroom 2 (3.27m x 2.43m plus 0.29m x 0.29m / 10'9" x 8' plus 0'11" x 0'11"):

Featuring fitted carpet, radiator, and ample space.

Bathroom

The family bathroom is equipped with a three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC. A uPVC double glazed window ensures ample ventilation and natural light.

Outside Space:

Step outside to discover the enclosed private garden, offering a perfect retreat to relax and unwind. With a little attention and creativity, this outdoor space has the potential to become your own peaceful oasis. Imagine enjoying sunny days and outdoor gatherings in this private garden area, making it an ideal spot for leisure and recreation.

