



Spring Hill, Erdington
Birmingham, B24 9AE

Offers in the Region Of £199,950

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION. Delightfully situated in a most secluded location and full of Bohemian charm and 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.

The property briefly comprises a fore garden with external doorway leading into a delightfully appointed stylish fitted kitchen/dining room with a range of matching base and wall units with working surfaces thereto. Leading off the kitchen area is a well appointed lounge with bright and spacious Westerly facing conservatory. To the first floor are two double bedrooms together with a bathroom with full white suite. Attic stairs then lead off and access a loft room with Velux window to the fore.

To the rear is a Westerly facing lawned cottage garden having herbaceous borders and patio seating area - all ideal for summer al-fresco dining; a storage/work shop then leads off to the rear boundary.

Viewing is strictly by appointment via Paul Carr Erdington and for proceedable purchaser only.





Property Specification

THIS STYLISH AND CHARACTERFUL
TWO DOUBLE BEDROOM HOME
BRIEFLY COMPRISES;

Hall

Lounge 4.83m (15'10") x 3.96m (13')

Kitchen/Diner 3.41m (11'2") x 2.90m (9'6")

Conservatory

Landing

Bedroom 1 3.96m (13') x 3.56m (11'8")

Bedroom 2 3.40m (11'2") x 2.35m (7'9")

Bathroom

Landing

Loft Room 4.50m (14'9") x 4.14m (13'7")
plus 3.79m (12'5") x 3.79m (12'5")

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: 5th November 2024

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		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

