



Spring Lane, Erdington  
Birmingham, B24 9BT

Offers in the Region Of £285,000

# Erdington

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Superbly located and immaculately presented, extended three bedroom family home offering outstanding accommodation, ideal for a growing family looking for a quality traditional semi detached home.

This large property briefly comprises; entrance hallway with stairs off to the first floor, guest cloakroom, front and rear reception rooms, fitted extended kitchen, three good size bedrooms to the first floor together with refitted bathroom (having walk-in shower) and under floor heating.

To the outside ample off road parking is provided to a block paved fore garden, to the rear there is a substantial lawned garden with patio and workshop/store, having a bright Easterly elevation and ideal for family entertainment.

Viewing of this 'ready to move into' home is bound to be sought after, please contact Paul Carr Erdington Office to book your appointment at the earliest opportunity to avoid disappointment.





## Property Specification

THIS SUPERBLY LOCATED EXTENDED  
TRADITIONAL FAMILY HOME  
BRIEFLY COMPRISES;

### Entrance Hall

Reception Room 4.02m (13'2") x 3.50m (11'6")

Reception Room 3.72m (12'2") x 3.50m (11'6")

Kitchen 5.08m (16'8") x 2.24m (7'4")

### Landing

Bedroom 1 4.04m (13'3") x 3.49m (11'5")

Bedroom 2 3.72m (12'2") x 3.50m (11'6")

Bedroom 3 2.58m (8'6") x 1.82m (6')

Bathroom with shower 2.24m (7'4") x 2.03m (6'8")

### 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: 1st September 2025

### Viewer's Note:

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

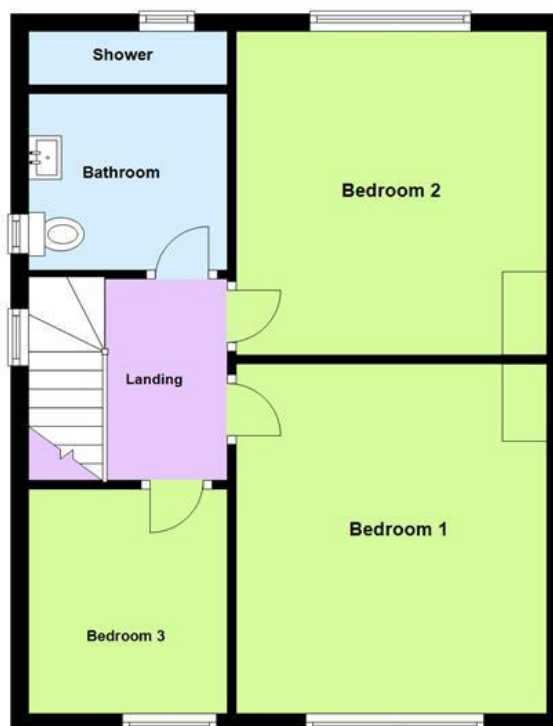
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

