

ACRES

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- Three bedroomed, semi-detached home
- Superb family bathroom
- Spacious family lounge
- Impressive fitted breakfast kitchen
- Entrance hall
- 1-in-1-out tarmac drive to fore
- Paved rear garden with lawn & gravel
- Single garage to rear
- Excellent position close to amenities
- Delightful standard & style



SPRING LANE, ERDINGTON, B24 9BP - ASKING PRICE £250,000

Set in a delightful and sought-after location in Erdington, directly opposite the historic Rookery House & Park, this modern-built, three-bedroomed, semi-detached family home offers a superb blend of comfort, convenience and lifestyle appeal. The property is freehold, immaculately presented throughout and provides a modern yet neutral interior—a perfect blank canvas for prospective homeowners to make their own mark. Ideally situated, the home is within walking distance to local shopping amenities and everyday facilities, with regular bus services just a short stroll away. This prime position makes it an excellent choice for families, commuters or downsizers, offering easy access to surrounding towns and city centres including Sutton Coldfield, Birmingham and Wylde Green. Internally, the accommodation briefly comprises a welcoming entrance hall, a spacious and inviting family lounge, and a stylish fitted breakfast kitchen with ample room for dining—ideal for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, complemented by a delightful, modern family bathroom. Externally, the property enjoys a tarmac driveway with an adjacent lawned fore garden, while the rear garden features a blend of gravel, paved seating areas, and lawn, enclosed by timber fencing for privacy and security. A single garage is also provided, offering additional storage or parking. This charming home presents an excellent opportunity to acquire a well-maintained and conveniently located property. Internal viewing is highly recommended to fully appreciate the space, style, and setting on offer. EPC Rating D.

Set back from the road behind a multi vehicular one in, one out tarmac drive with lawn to side, access is gained into the accommodation via a PVC double glazed, obscure, leaded door into:

HALL:

Radiator, door opens to:

FAMILY LOUNGE: 15'03 x 13'11:

PVC double glazed leaded bow window to fore, space for complete lounge suite, electric cobble-effect fire set upon a matching hearth with surround and mantel, radiator, stairs off to first floor and internal door into:

FITTED BREAKFAST KITCHEN: 13'10 x 8'07:

PVC double glazed French doors and windows open to rear garden, matching wall and base units with a variety of cupboards, drawers and internal appliances comprising washing machine, fridge / freezer and oven, edged work surfaces with four ring gas hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks and flooring, radiator, space for breakfast table and chairs, door back to lounge.

STAIRS & LANDING:

PVC double glazed leaded obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 11'11 x 7'11:

PVC double glazed leaded window to fore, fitted sliding mirrored wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 10'04 (into door recess) x 8'08 max / 7'07 min:

PVC double glazed window to rear, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 8'10 x 5'06:

PVC double glazed leaded window to fore, space for bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed splash screen door to side, low level WC and vanity wash hand basin, tiled splashbacks, door back to landing.

REAR GARDEN:

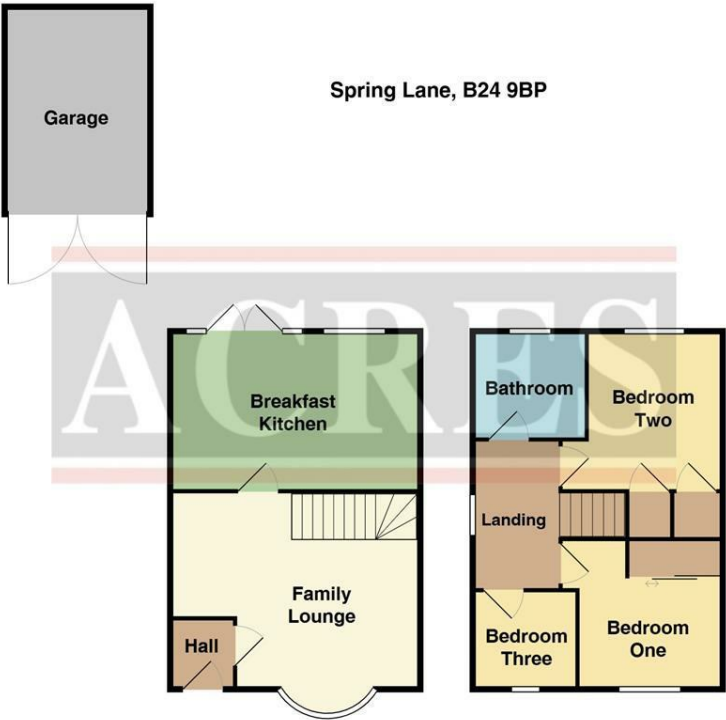
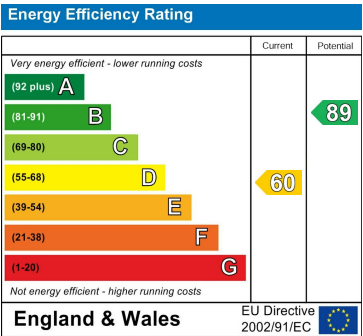
A paved patio advances from the accommodation and leads to lawn, gravel is also provided to the side of the accommodation and leads to a single garage, timber fencing privatises the property's border with access being given back into the home via PVC double glazed French doors into fitted breakfast kitchen.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.