



Spring Hill, Erdington, BIRMINGHAM

burchell
edwards

Spring Hill, Erdington, BIRMINGHAM, B24 9AE

for sale offers in excess of
£250,000



Property Description

This beautifully presented three-storey freehold home blends period character with contemporary refinement, offering a stylish and deceptively spacious layout ideal for modern living. The ground floor flows seamlessly from an inviting lounge and dining area, complete with a feature log burner, into a tastefully refitted kitchen with timber worktops, skylight, and a breakfast bar that adds warmth and practicality to the heart of the home.

A modern family bathroom sits beyond a separate lobby, showcasing a freestanding bath and double shower with a clean, tiled finish. Upstairs, two well-proportioned bedrooms include a generous main bedroom with en-suite, both featuring plantation shutters and dual-aspect windows that flood the space with natural light. The loft room on the second floor includes an additional en-suite and offers further flexibility-ideal as a home office, studio, or guest space-completing this versatile arrangement.

Outside, the property benefits from a private rear garden bordered by mature hedging, perfect for quiet relaxation or entertaining. A small driveway to the front provides off-road parking. Situated on a desirable corner position within walking distance of local amenities and transport links, this home perfectly combines period charm with high-quality modern presentation

Lounge/ Diner

27' 3" x 11' 6" (8.31m x 3.51m)
Spacious dual-aspect living and dining area with real log burner on slate hearth, plantation shutters, central heating radiator, and stairs to the first floor.

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)
Modern refitted kitchen with range of units, timber worktops, gas hob, extractor, integrated oven, and breakfast bar. Skylight and double-glazed side window add natural light.

Bathroom

Four-piece suite including bath, double shower, pedestal basin, and WC with tiled walls/floor and feature radiator.



Bedroom One

12' 6" x 12' (3.81m x 3.66m)

Bright dual-aspect double bedroom with en-suite, plantation shutters, and radiator

En-Suite

Shower cubicle, vanity basin, WC, and tiled finish.

Bedroom Two

12' x 8' 3" (3.66m x 2.51m)

Double bedroom with plantation shutters and radiator.

Bedroom Three

15' 6" into max x 11' 9" max (4.72m into max x 3.58m max)

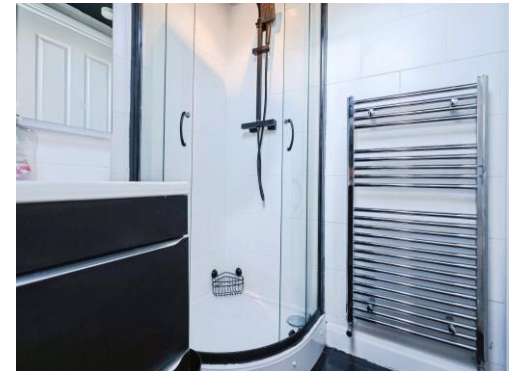
Flexible top-floor space with skylight-ideal as guest room, study, or creative studio.

Garden

Private rear garden with mature hedge boundary and small driveway to front providing off-road parking.

Exterior

Private rear garden with mature hedge boundary and small driveway to front providing off-road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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