



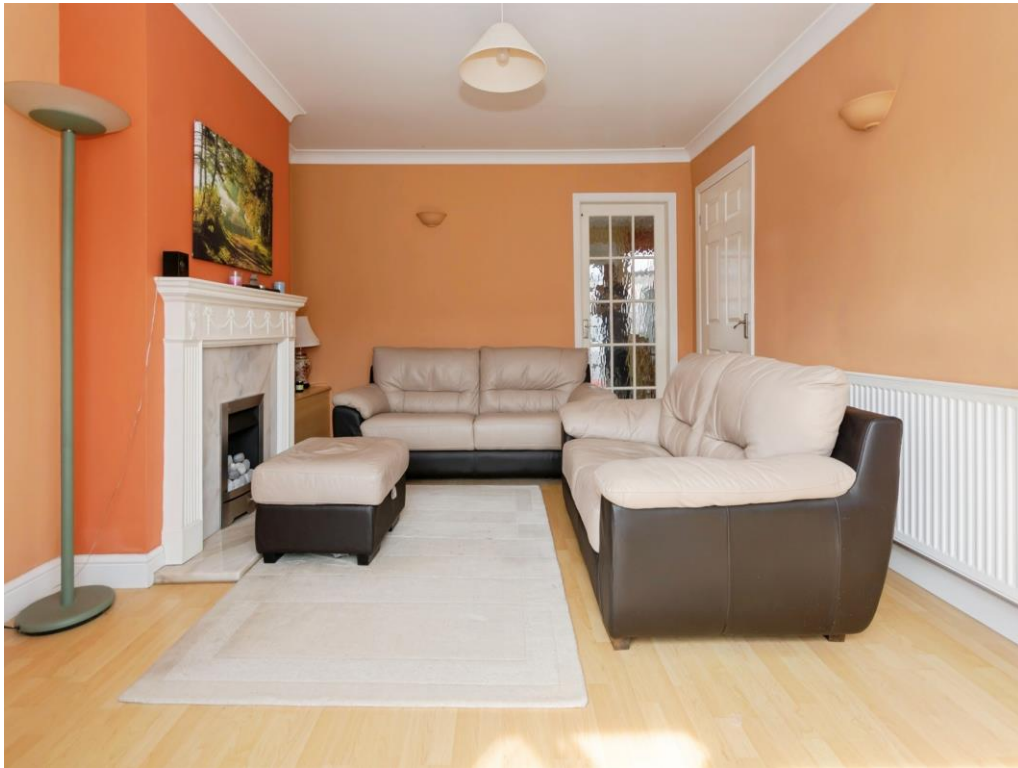
Springcroft Road, BIRMINGHAM

**burchell**  
**edwards**



# Springcroft Road, BIRMINGHAM B11 3EP

for sale offers over  
**£225,000**



## Property Description

A charming two-double bedroom mid-terraced property located on a sought-after road in Hall Green with immediate access to local amenities, transport links and in catchment areas for schools make this the ideal home to start life with your family.

Comprising of entrance hall, bay fronted living room with storage cupboard, a fitted kitchen/diner with an abundance of wall and base units, cooker and plumb points and access to the properties lean to which provides convenient side access as well as access to the rear garden.

Upstairs in the property you are afforded with two double bedrooms with the master having built in storage and the second bedroom benefitting from fitted wardrobes, there is also a four piece family bathroom boasting bath, corner shower, WB and WC.

The front of the property has been repurposed to a driveway to allow for a vehicle to park off road and the rear of the property presents a gravelled patio area and elevated laid lawn to the rear.

## Lounge

16' 1" into bay x 11' 9" into recess ( 4.90m into bay x 3.58m into recess )  
Bay window to front elevation, central heating radiator and capped gas fire place.

## Kitchen

9' 9" max x 15' 10" max ( 2.97m max x 4.83m max )  
Wooden door to utility room, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, space for appliances.

## Utility/ Sun Room

5' 7" max x 18' 10" max ( 1.70m max x 5.74m max )  
Wooden door to alleyway and wooden door to garden.



## Bedroom One

13' 9" into recess x 11' 4" to window ( 4.19m into recess x 3.45m to window )  
Double glazed window to front elevation and central heating radiator.

## Walk In Wardrobe

9' 8" x 2' 3" ( 2.95m x 0.69m )  
Currently a walk in wardrobe but has potential for an en-suite.

## Bedroom Two

.12' 5" x 9' 4" ( 3.78m x 2.84m )

## Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath, corner shower, central heating radiator and air vent.

## Rear Garden

Lawned area, patio area with chippings, trees and bushes to the rear.

Double glazed window to rear elevation, central heating radiator and fitted wardrobe.



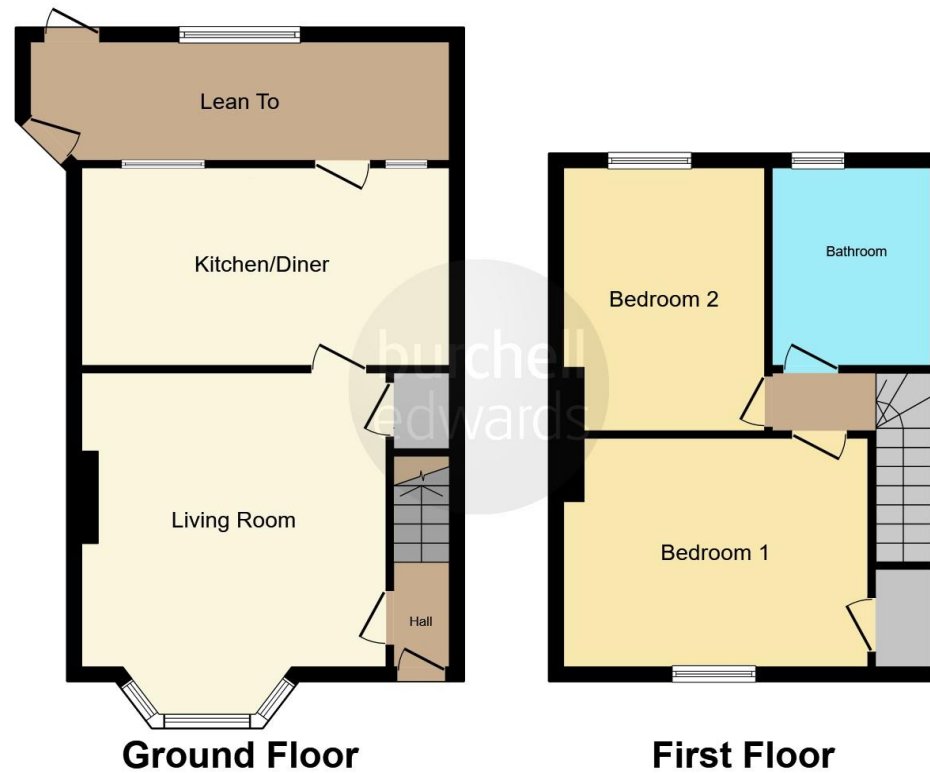












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

**EPC Rating: D**

**Tenure: Freehold**

**view this property online** [burchelledwards.co.uk/Property/SHI208321](http://burchelledwards.co.uk/Property/SHI208321)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: SHI208321 - 0003**