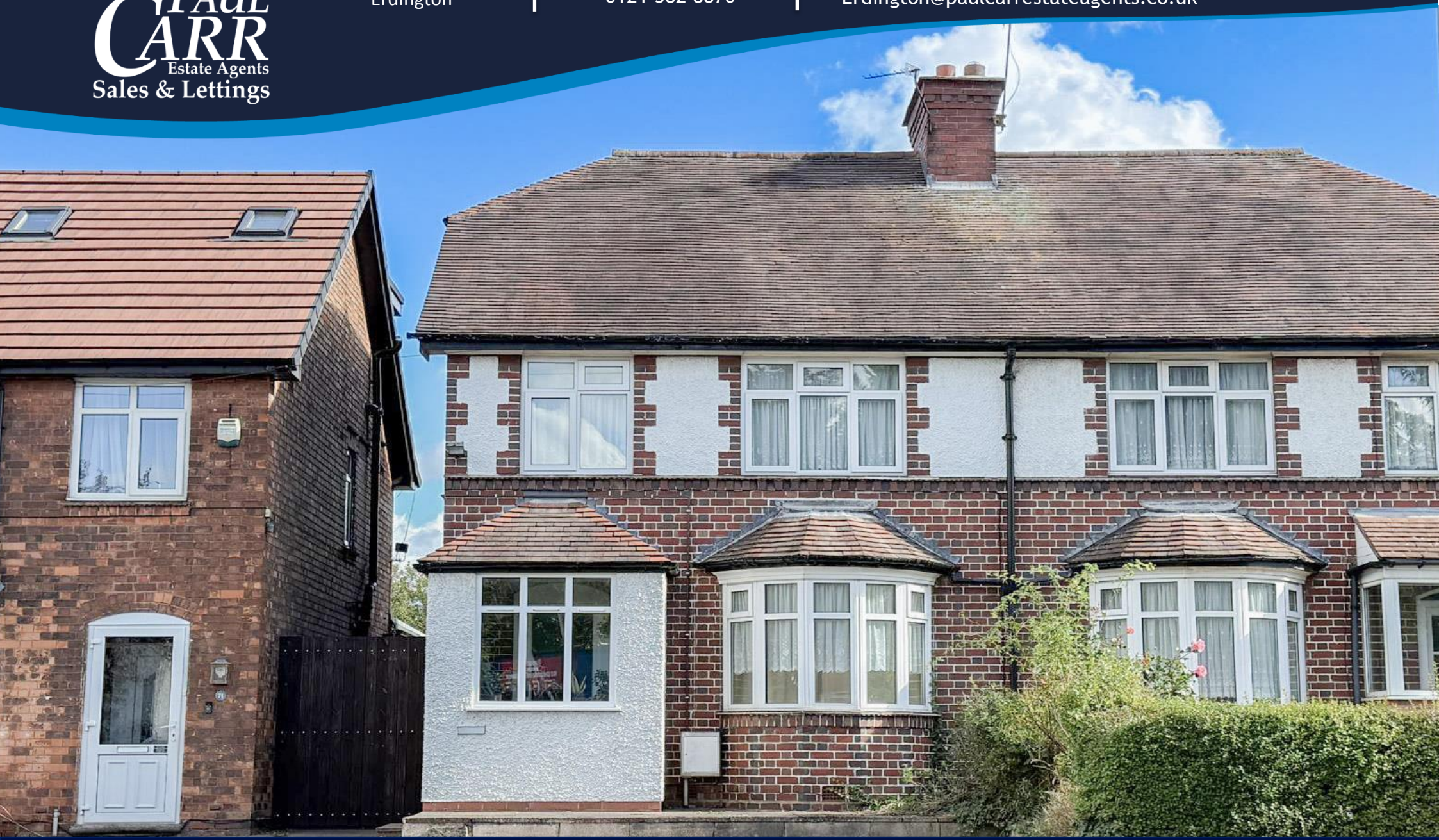
PAUL CARR Estate Agents Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk



Spring Lane, Erdington
Birmingham, B24 9BT

£325,000

Erdington

£325,000

4 2 2

This substantial, well extended four bedroom, three storey home is ideally situated within close proximity of many desirable amenities, including shops and services on Erdington's nearby high street along with local parks, schools and transport links.

Offering generous living accommodation including an excellent loft conversion and garden the property offers an enviable opportunity for families.

Accessed via an enclosed porch the accommodation includes a welcoming hall with doors off to a front lounge with bay window, a through lounge dining room and conservatory, fitted kitchen and ground floor shower room.

To the first floor there are three bedrooms complimented by a family bathroom, with a further staircase leading to a generous and most impressive loft room with window to rear and wash hand basin.

Externally the property boasts a fabulous, mature rear garden and patio offering ample space for entertaining.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





















Property Specification

THIS SUPERBLY EXTENDED
WELL PROPORTIONED THREE STOREY FAMILY HOME
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.80m (15'9") max x 3.48m (11'5")

Dining Area 3.69m (12'1") x 3.48m (11'5")

Sitting Room 3.61m (11'10") x 3.18m (10'5")

Kitchen 4.52m (14'10") x 1.80m (5'11")

Shower Room 1.91m (6'3") x 1.85m (6'1")

Conservatory 2.51m (8'3") x 2.00m (6'7")

Landing 2.10m (6'11") x 2.00m (6'7")

Bedroom 1 3.69m (12'1") x 3.48m (11'5")

Bedroom 2 3.48m (11'5") x 3.27m (10'9

Bathroom 2.70m (8'10") x 1.80m (5'11")

Bedroom 4 1.97m (6'5") x 1.80m (5'11")

Loft Bedroom 5.09m (16'8") x 3.50m (11'6")

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: 7th October 2026

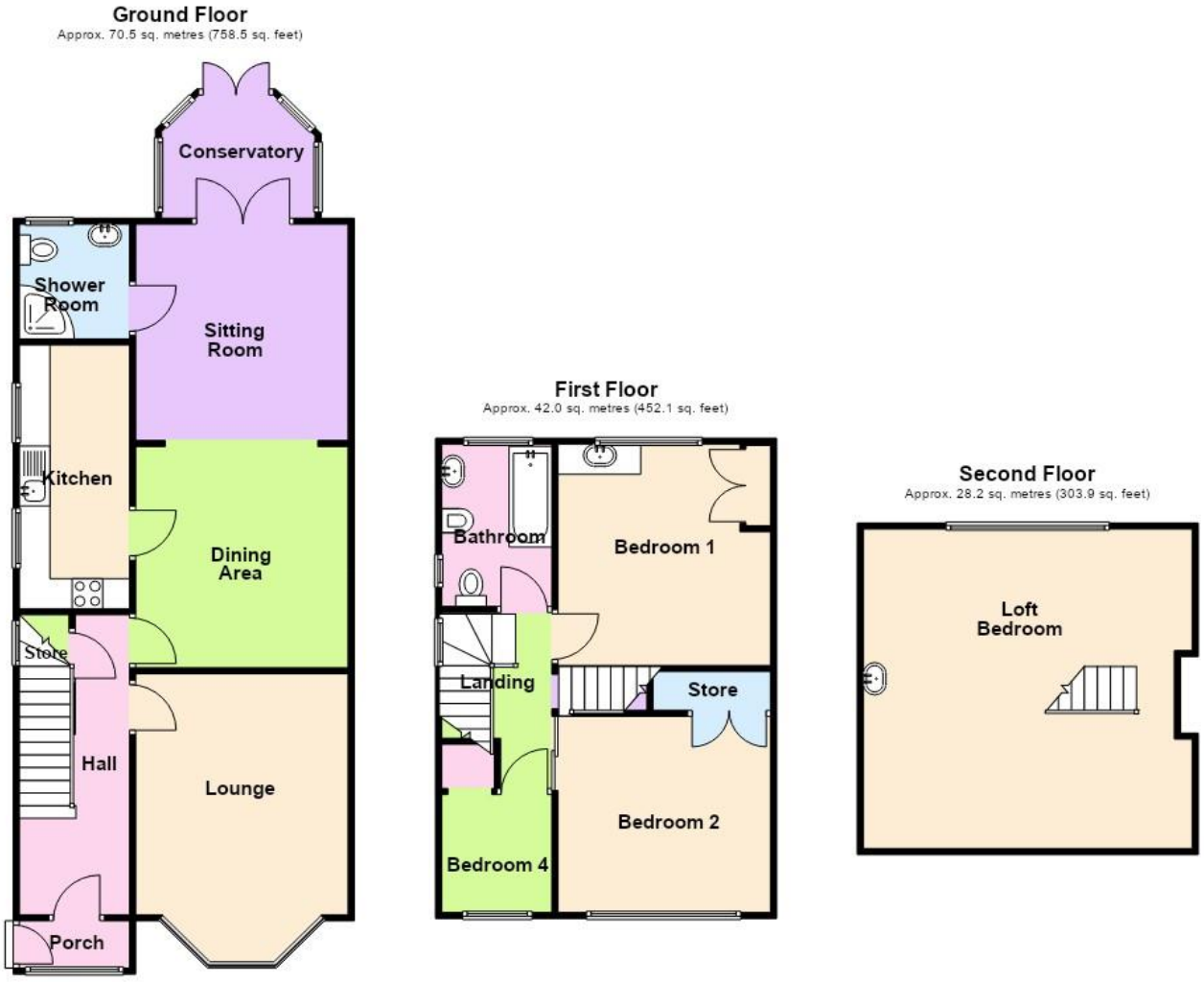
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

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

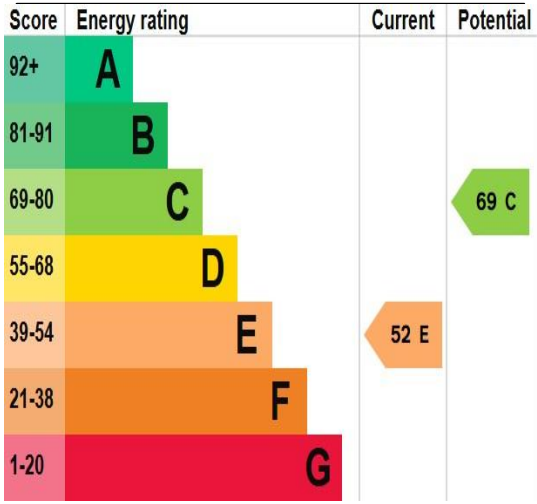
Floor Plan

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

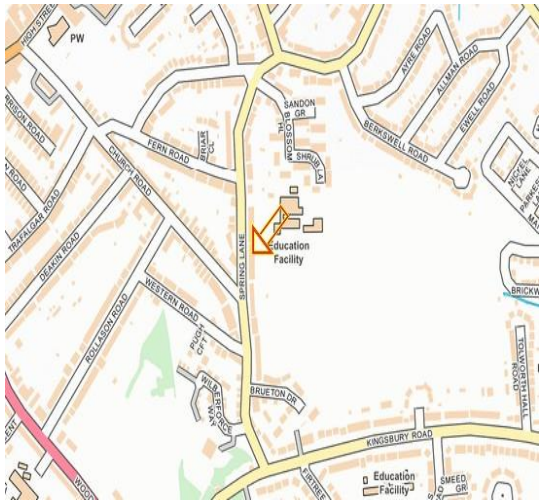


Total area: approx. 140.7 sq. metres (1514.5 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman