PAUL CARR Estate Agents Sales & Lettings

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Springthorpe Road, Birmingham, B24 0SJ

£270,000

£270,000

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Conveniently located on this popular residential road this attractive traditional style three bed semi-detached property is available with the advantage of no onward chain.

Accessed via an enclosed porch the ground floor accommodation includes a welcoming hall with access through to a well proportioned through lounge dining room and an extended breakfast kitchen, with guest cloakroom and garden access.

To the first floor the three bedrooms are complimented by a family shower room whilst outside a fore-garden and driveway provide off road parking and garage access.

To the rear of the property there is a beautiful, mature garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment sale, directly to Lifetime Legal, and is non-refundable.





















Property Specification

THIS EXTENDED TRADITIONAL STYLE
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch 2.45m (8') x 0.93m (3') max

Hall 2.94m (9'8") x 1.64m (5'5")

Lounge 4.06m (13'4") max x 2.97m (9'9")

Dining Room 3.68m (12'1") max x 2.97m (9'9")

Breakfast Kitchen 4.76m (15'8") x 3.64m (11'11")

WC 2.20m (7'3") x 1.69m (5'6")

Garage 3.91m (12'10") x 1.90m (6'3")

Landing 2.17m (7'2") x 1.64m (5'5")

Bedroom 1 3.96m (13') max x 2.97m (9'9")

Bedroom 2 3.68m (12'1") max x 2.97m (9'9")

Bedroom 3 1.80m (5'11") x 1.64m (5'5")

Shower Room 2.01m (6'7") x 1.64m (5'5")

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:

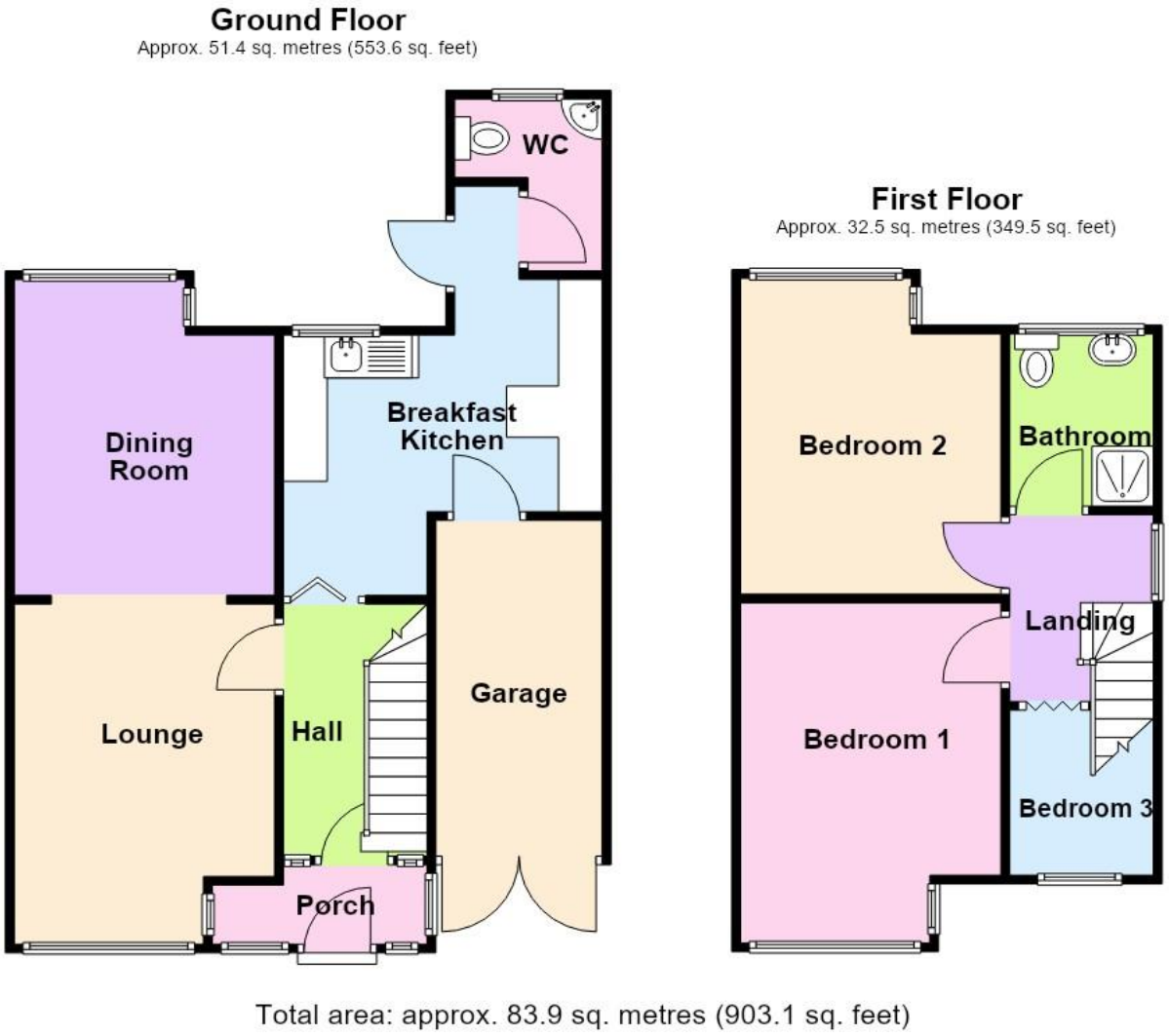
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

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

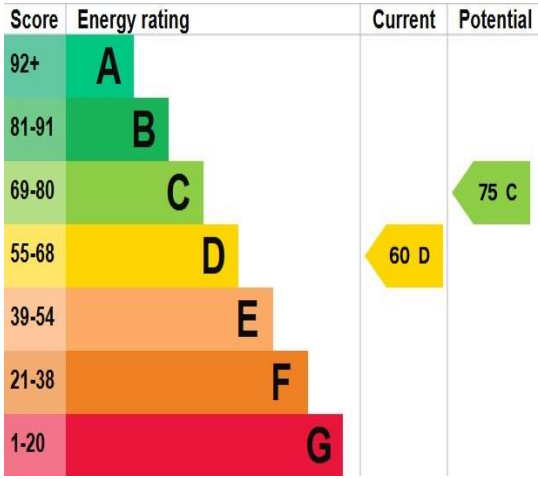
Floor Plan

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

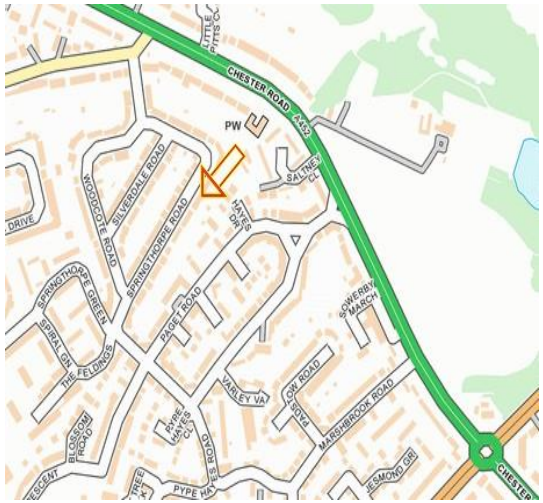


Total area: approx. 83.9 sq. metres (903.1 sq. feet)

Energy Efficiency Rating



Map Location



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OnTheMarket.com
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The Property Ombudsman