



Springfield Road
Sutton Coldfield, B76 2SJ

Offers Over £280,000

Property Features

- Beautifully presented two bedroom mid terraced home
- Two spacious reception rooms
- Contemporary fitted kitchen with breakfast area
- Feature wood burner in the living room
- Two generous double bedrooms
- Modern family bathroom with bath and overhead shower
- Enclosed, low maintenance rear garden
- Useful timber garden outbuilding
- Attractive bay-fronted facade with entrance porch
- Ideal purchase for first time buyers, downsizers or investors

Full Description

This beautifully presented two bedroom mid terraced home offers a stylish blend of character and contemporary finishes, creating an inviting property that is ready to move straight into. Thoughtfully updated throughout, the home provides well-proportioned accommodation with two spacious reception rooms, a modern kitchen with adjoining breakfast area, two generous double bedrooms and a bathroom.

The property is equally impressive externally, benefitting from a private rear garden with a paved seating area, established borders and a useful garden outbuilding. Ideal for first time buyers, downsizers or investors, this attractive home offers comfortable living in a traditional terraced setting.

THE FORE

The property enjoys an attractive brick facade with a bay-fronted elevation that creates an excellent first impression. A low maintenance paved frontage provides practical access to the entrance, while neighbouring homes contribute to the appealing street scene.

A welcoming porch leads into the property, offering a practical entrance before opening into the main accommodation. The traditional exterior complements the modern interior perfectly, giving the home broad appeal.

GROUND FLOOR

Stepping inside, the dining room provides a bright and welcoming reception space, enhanced by the bay window and attractive flooring. This versatile room offers ample space for formal dining while also creating an ideal area for entertaining family and friends.

To the rear, the spacious living room provides a comfortable setting for everyday relaxation, centred around a feature wood burner. Beyond, the modern kitchen is fitted with a



range of contemporary units, generous worktop space and direct access to the adjoining breakfast area, which enjoys views and access to the rear garden, making it an ideal place to begin the day.

DINING ROOM

12' 9" x 12' 0" (3.89m x 3.66m)

LIVING ROOM

12' 9" x 15' 0" (3.89m x 4.57m)

KITCHEN/DINER

12' 8" x 10' 5" (3.86m x 3.18m)

FIRST FLOOR

The first floor comprises two well-proportioned double bedrooms, each offering generous floor space and excellent natural light. The principal bedroom is particularly spacious, while the second bedroom provides flexible accommodation for guests, family members or those working from home. Completing the accommodation is a stylish family bathroom, fitted with a contemporary suite including both a bath and overhead shower. Finished to a high standard, it provides a practical yet luxurious space for everyday use.

BEDROOM ONE

12' 8" x 11' 9" (3.86m x 3.58m)

BEDROOM TWO

9' 9" x 11' 9" (2.97m x 3.58m)

BATHROOM

6' 2" x 10' 5" (1.88m x 3.18m)

THE REAR

The enclosed rear garden has been designed for ease of maintenance while still providing attractive outdoor space to enjoy throughout the year. A paved patio creates the perfect setting for outdoor dining and entertaining, with mature hedging and brick boundaries adding privacy.

Towards the rear of the garden is a useful timber outbuilding, offering excellent storage or potential for hobby space, while the remainder of the garden provides further room for landscaping or additional seating areas.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once



an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements