



Connells

Spring Hill  
Erdington Birmingham



### Property Description

A charming and characterful three bedroom three storey Victorian mid-terraced home. Located in a quiet peaceful road, hidden off of Newman Road. With easy access to the local amenities of Erdington High Street and good train access to Birmingham City Centre. THE PROPERTY IS OFFERED WITH NO CHAIN. Having a front buffer garden leading to the front of the property. On entering there is a good sized front lounge with feature brick-built fireplace, feature brick-built chimney and wooden flooring leading into a rear reception/dining room, coming off of the dining room there is a good sized refitted galley style kitchen having ample storage and some built-in appliances with views onto the rear garden. On the first floor landing there are two bedrooms and a refitted family bathroom and there is a second floor third bedroom. The property benefits from having central heating and double glazing. There is a block paved patio garden leading straight from the kitchen with gated access leading to a further garden which has garden laid to lawn, seating area to the rear, various plants and shrubs, fencing to the perimeter and space for a shed.

### Entrance Door

Entrance door gives access into the front reception room/lounge

### Front Reception Room/Lounge

11' 10" maximum x 11' 3" ( 3.61m maximum x 3.43m )

Having double glazed window to the front, wall mounted designer radiator to wall, telephone point, decorative ceiling rose, cupboard to wall housing the gas meter and separate cupboard housing the electric meter, wooden flooring and doorway giving access into the rear reception room/dining room.

### Rear Reception Room/Dining

12' 2" to exclude the walkway x 11' 10" maximum to include the recess ( 3.71m to exclude the walkway x 3.61m maximum to include the recess )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, tiled flooring, coving to ceiling, door to useful understairs storage cupboard providing excellent storage space, door to the stairs which lead to the first floor landing and open access into modern fitted kitchen.

## Refitted Kitchen

22' 2" x 5' 8" ( 6.76m x 1.73m )

Being an excellent sized modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, two double glazed windows to the side overlooking the rear garden, sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan over, integrated dishwasher, integrated fridge and integrated freezer, radiator to wall, space and plumbing for a washing machine, tiled flooring and double glazed door gives access into the garden.

## First Floor Landing

Having doors off to the two bedrooms and the bathroom and door with stairway leading to the second floor third bedroom.

## Bedroom 1

11' 10" maximum x 11' 3" ( 3.61m maximum x 3.43m )

Having double glazed window to the front and radiator to wall.

## Bedroom 2

9' 3" x 6' 2" ( 2.82m x 1.88m )

Having double glazed window to the rear, radiator to wall and built-in double wardrobes.

## Family Bathroom

Briefly comprising a three piece refitted white bathroom suite, having panelled bath with hand-held and rainfall shower over, decorative splash back tiling, pedestal wash hand basin, low level flush WC, radiator to wall, spotlights to ceiling, extractor fan, tiled floor and frosted double glazed window to the rear.

## Bedroom 3

11' 11" max to include the staircase x 10' 3" plus the dorma window ( 3.63m max to include the staircase x 3.12m plus the dorma window) Based on the second floor landing an excellent sized room, having double glazed dorma window to the front, radiator to wall and having sloped ceilings.

## Outside

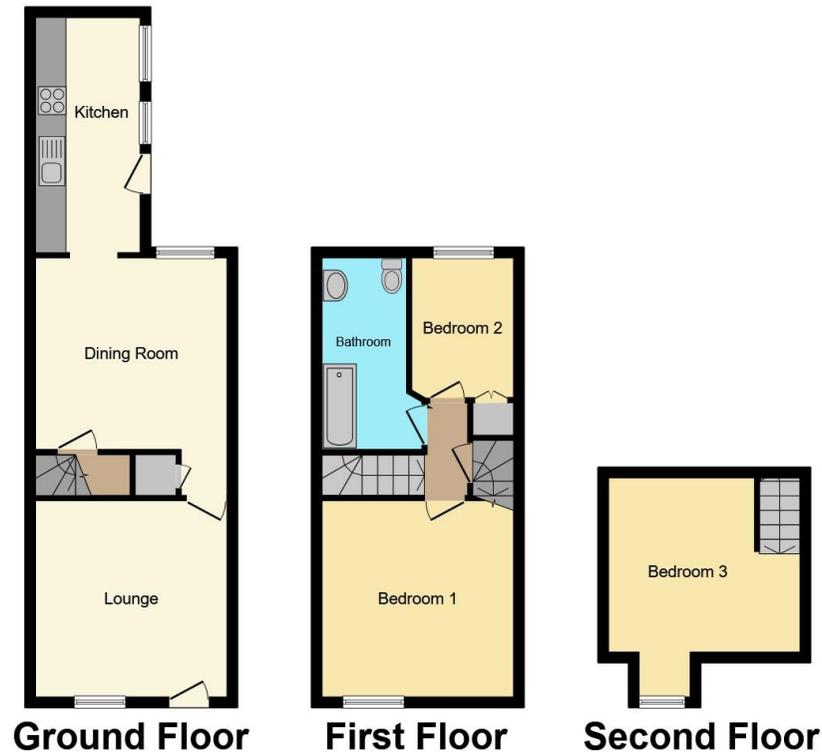
## Rear Garden

There is a block paved sunny aspect patio garden leading straight from the kitchen with gated access leading to a further garden which has garden laid to lawn, seating area to the rear, various plants and shrubs, fencing to the perimeter and space for a shed.









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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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