



Not for marketing purposes INTERNAL USE ONLY

Spring Lane
Birmingham



Property Description

Connells are proud to present this spacious 5 bedroom semi-detached property, situated in a popular area within close proximity of sought after primary and secondary schools. With fantastic main road and travel links around Birmingham, as well as being within 1 mile of a local train station, this property is superbly located and offers a host of local amenities. You enter the property into an impressive hallway, with access to 2 great sized reception rooms and modern fitted kitchen. These then lead out into an incredible rear garden with good sized patio space and impressive lawn, having access into a concrete built garage to the side. The garage comes with full running electrics throughout and can be accessed from the front of the property. Inside, the first floor gives access to three good sized bedrooms and a spacious family bathroom, which features a separate bath and shower cubicle. The second floor features two further bedrooms, with access to a second good sized family bathroom. If space and privacy for a large family is what you're looking for, this property offers just that. The front of the property features a double driveway with access to a further shared driveway with the neighbour, as well as further on street parking available. Viewings highly recommended at this fantastic family home.

Entrance Porch

A double glazed front door gives access into a windowed entrance porch.

Entrance Hall

A double glazed door gives access into a good sized entrance hall with radiator to wall and access to the lounge, dining room. the kitchen and stairs lead to first floor landing.

Lounge

13' 1" x 11' 5" (3.99m x 3.48m)

Having a front facing window overlooking the driveway, electric fireplace to wall and radiator to wall,

Dining Room

12' 4" x 11' 5" (3.76m x 3.48m)

Having rear facing double glazed French doors leading to the rear garden, radiator to wall and two built-in storage cupboards.

Kitchen

15' 6" x 7' 10" maximum (4.72m x 2.39m maximum)

Comprising fully integrated cupboards and appliances, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer, space for a gas hob and electric oven, radiator to wall and wooden door leads to the rear garden.

First Floor Landing

Having access to bedrooms 1, 2 and 5 and the family bathroom.

Bedroom 1

13' 1" x 11' 5" maximum (3.99m x 3.48m maximum)

Having a front facing window overlooking the driveway, radiator to wall and space for free standing wardrobes.

Bedroom 2

12' 4" x 11' 5" maximum (3.76m x 3.48m maximum)

Having a rear facing window overlooking the rear garden, radiator to wall and space for free standing wardrobes.

Bedroom 5

8' 1" x 5' 11" (2.46m x 1.80m)

Having a front facing window overlooking the driveway and radiator to wall.

Family Bathroom

Featuring a bath, with hand-held shower over, separate shower cubicle, towel warmer radiator to wall, frosted window to the rear, low level flush WC, wash hand basin, wall panels and vinyl tiles.

Second Floor Landing

Having access to bedrooms 3 and 4 and additional bathroom.

Second Bathroom

Comprising a shower cubicle, towel warmer radiator to wall, frosted window to the rear, low level flush WC and wash hand basin

Bedroom 3

12' 4" x 10' (3.76m x 3.05m)

Having a rear facing window overlooking the rear garden, radiator to wall and space for free standing wardrobes.

Bedroom 4

14' 7" x 13' 1" (4.45m x 3.99m)

Having skylight windows, radiator to wall, space for free standing wardrobes and built-in storage cupboards.

Outside

Front

The property is accessed via a double driveway

Rear Garden

Having a good sized patio area, garden laid to lawn and access to concrete garage.

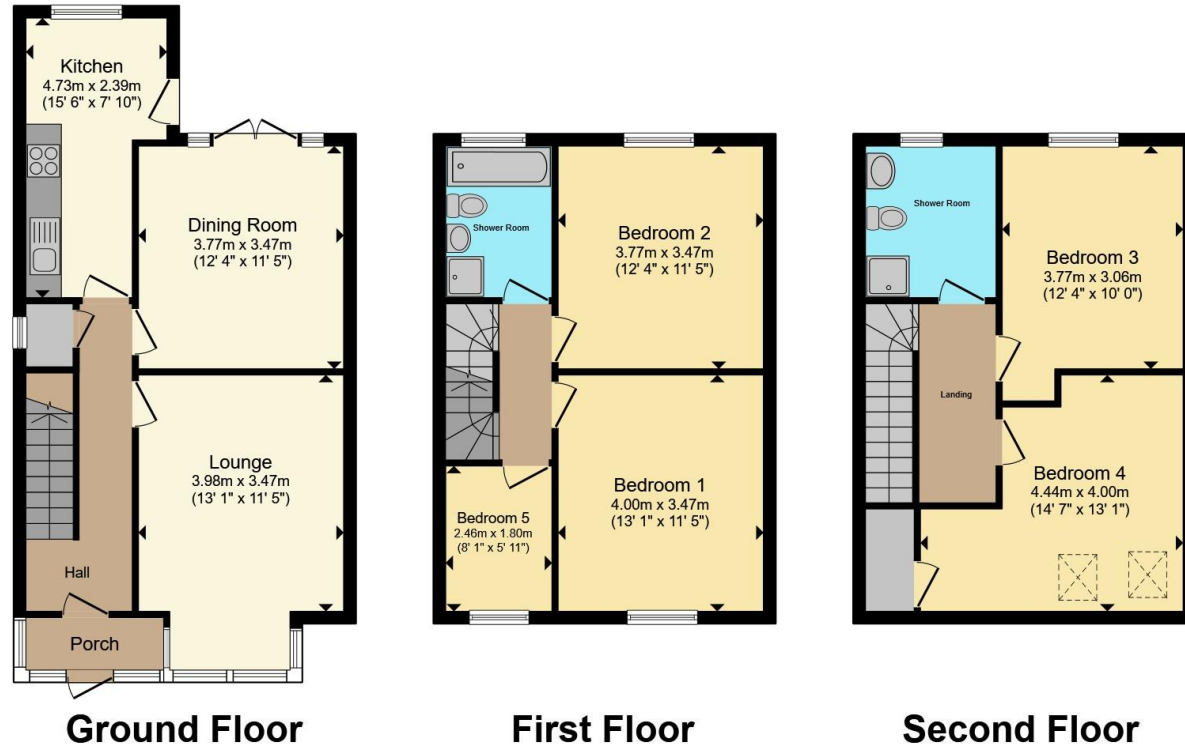
Garage

Un-measured. Metal side door gives access from the rear garden and potential to be accessed from the front.









Total floor area 136.4 m² (1,468 sq.ft.) approx

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



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax Band: C

Tenure: Freehold

check out more properties at connells.co.uk



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.

Connells Residential 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.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311425 - 0003