



Spring Lane, Erdington
Birmingham, B24 9BU

Offers in the Region Of £305,000

Erdington

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Ideally situated for a host of desirable local amenities including local park, schools, shops and transport links this superbly proportioned characterful three storey period terrace property offers an excellent opportunity for buyers.

Offering the advantage of no onward chain the ground floor accommodation is entered via a recessed porch leading to a welcoming hall with guest cloakroom off and doors leading to a generous through lounge dining room with bay window to fore and patio door to rear and a superbly proportioned family dining kitchen with patio doors to the rear garden.

The three good size first floor bedrooms are complimented by a family bathroom whilst a further staircase leads to a double bedroom on the second floor enjoying access to a useful eaves room with skylight window.

Outside the house on offer sits behind an attractive front garden with a further mature garden to the rear along with various outhouses in varying conditions.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED
THREE STOREY PERIOD TERRACE
BRIEFLY COMPRISES;

Porch

Hall

WC

Lounge 4.44m (14'7") max x 3.68m (12'1")

Dining Room 3.88m (12'9") x 2.85m (9'4")

Breakfast Kitchen 6.21m (20'5") x 2.63m (8'8")

Landing

Bedroom 1 4.80m (15'9") x 3.91m (12'10")

Bedroom 2 3.88m (12'9") x 2.85m (9'4")

Bedroom 4 2.68m (8'9") x 2.00m (6'7")

Bathroom

Landing

Bedroom 3 3.49m (11'5") x 1.52m (5')

Loft Eaves 2.00m (6'7") x 1.94m (6'5")

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: 10th November 2025.

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 £40 + VAT (£48 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: B
Tenure: Freehold

Floor Plan

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



Total area: approx. 153.8 sq. metres (1655.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

