



- Prime location
- Semi detached family home
- Lounge with bay window & media wall
- Spacious kitchen/diner
- Versatile office/playroom
- Ground floor WC
- Two good sized bedrooms
- Family Bathroom
- Internal Viewing is recommended
- No Chain



**SPRINGFIELD ROAD, SUTTON COLDFIELD, B75 7JD - OFFERS AROUND £285,000**

Situated on Springfield Road in the heart of Sutton Coldfield, this property enjoys a highly convenient and sought after residential location. The home is ideally positioned within easy reach of Sutton Coldfield town centre, offering a wide range of shops, restaurants, cafes, and everyday amenities, along with excellent transport links including nearby train stations providing direct access into Birmingham city centre. Well regarded local schools are close by, making this an ideal setting for families, while the area also benefits from nearby green spaces and parks for outdoor leisure. The property itself offers well proportioned and versatile accommodation throughout, briefly comprising a welcoming entrance hall, a bright and spacious lounge with a feature media wall and bay window, and a generous kitchen/dining room fitted with a range of units and ample space for entertaining. A standout feature is the substantial additional reception room, currently used as an office/utility/playroom, providing flexible living space to suit a variety of needs, along with a convenient ground floor WC. To the first floor are two well sized bedrooms and a family bathroom, while externally the property benefits from off road parking to the front and a private, enclosed rear garden with decking and lawned areas, ideal for relaxing and entertaining. Access is gained via a stone driveway with a block paved border, providing off road parking for two vehicles. A paved pathway leads from the front around to the side entrance.

**ENCLOSED PORCH:** PVC double glazed door to the side with matching windows to the front and side, allowing for ample natural light.

**ENTRANCE HALL:** Entered via an obscure PVC double glazed door with an additional obscure window to the side. Featuring a radiator with cover, stairs rising to the first floor landing, and doors leading to:

**LOUNGE:** 14'02" max (9'11" min) x 12'01" A bright and welcoming reception room with a PVC double glazed bay window to the front and an additional window to the side. Includes a radiator with cover and a wall mounted electric flame effect fire set within a media wall, with space for a television above. Ample room for lounge furniture.

**KITCHEN / DINING ROOM:** 16'03" max (9'11" min) x 11'04" max (5'09" min) Fitted with a composite sink and drainer set into wood effect roll top work surfaces, complemented by matching wall and base units with drawers. Fitted oven, space for dishwasher, and fridge freezer. PVC double glazed windows to the rear and side, radiator, laminate flooring, tiled splashbacks, and ample space for a dining table and chairs.

**OFFICE / UTILITY / PLAYROOM:** 19'01" x 10'01" A versatile and spacious room with PVC double glazed windows to the rear and two to the side, plus a part PVC double glazed door leading to the garden and a composite door to the front. Features two radiators, laminate flooring, and wood effect work surfaces with base units. Space for a washing machine and tumble dryer and door leading to:

**WC:** Fitted with a low flushing WC and handwash basin, with an obscure PVC double glazed window to the side and a radiator.

**FIRST FLOOR LANDING:** With access to a storage cupboard and doors leading to:

**BEDROOM ONE:** 15'04" max x 10'00" A generously sized double bedroom with PVC double glazed windows to the front and side, radiator, and ample space for bedroom furniture.

**BEDROOM TWO:** 10'02" x 10'00" PVC double glazed window to the rear, radiator, built in wardrobe, loft access point, and space for bedroom furniture.

**FAMILY BATHROOM:** Fitted with a contemporary suite comprising a panelled P shaped bath with shower over and glass side screen, low flushing WC, and floating handwash basin. Features laminate flooring, tiled surrounds, column radiator, and an obscure PVC double glazed window to the rear.


**REAR GARDEN:** A well proportioned outdoor space featuring a large decking area ideal for seating and entertaining, a laid lawn, and an additional paved seating area to the rear. Fully enclosed with fencing to all boundaries.

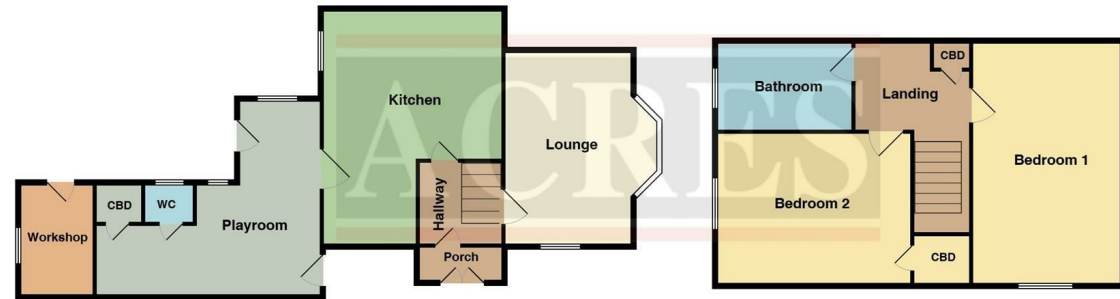


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.