



Spring Lane, BIRMINGHAM

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Property Description

Situated on the popular Spring Lane in Erdington, this substantial and well-proportioned four bedroom traditional terrace offers generous accommodation across three floors and provides excellent potential for families seeking spacious living within close proximity to local amenities and transport links.

The ground floor accommodation begins with an entrance porch leading into a welcoming hallway which provides access to the principal reception rooms. To the front of the property is a spacious lounge featuring a bay window allowing for plenty of natural light, while to the rear is a separate dining room providing an ideal space for family dining and entertaining. Beyond this is the extended kitchen/breakfast room offering a range of fitted units with work surfaces over and ample space for appliances, with access through to a convenient ground floor WC and door leading to the rear garden.

The first floor offers two well-proportioned bedrooms alongside a family bathroom. Bedroom one is a generous double bedroom positioned to the front of the property, while bedroom two overlooks the rear garden. A further bedroom is also located on this floor, providing flexible accommodation for a bedroom, nursery or home office.

The second floor benefits from a converted loft area currently used as fourth bedroom offering excellent additional floor area and versatility depending on the needs of the buyer.

Porch

Entrance porch providing access into the hallway.

Hall

Providing access to the lounge, dining room and staircase to the first floor.

Lounge

Spacious front reception room with bay window to the front elevation

Kitchen / Breakfast Room

Second reception room positioned to the rear of the property with access through to the kitchen/breakfast room.

Wc

Ground floor WC fitted with low level WC and wash hand basin.

Bedroom One

Generous double bedroom with window to the front elevation.

Bedroom Two

Double bedroom with window to the rear elevation.

Bedroom Three

Third bedroom suitable for use as a bedroom, nursery or study.

Bedroom Four

Converted loft area providing additional versatile space suitable for storage or bedroom use.

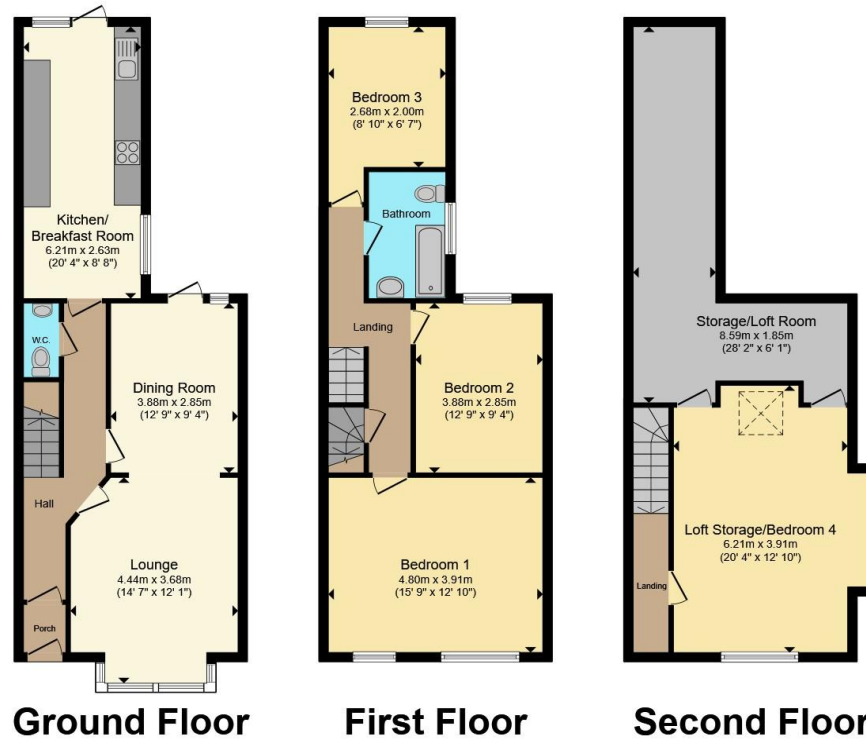
Bathroom

Family bathroom fitted with bath, wash hand basin and WC.









Total floor area 162.7 m² (1,751 sq.ft.) approx
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: ERD207613 - 0003