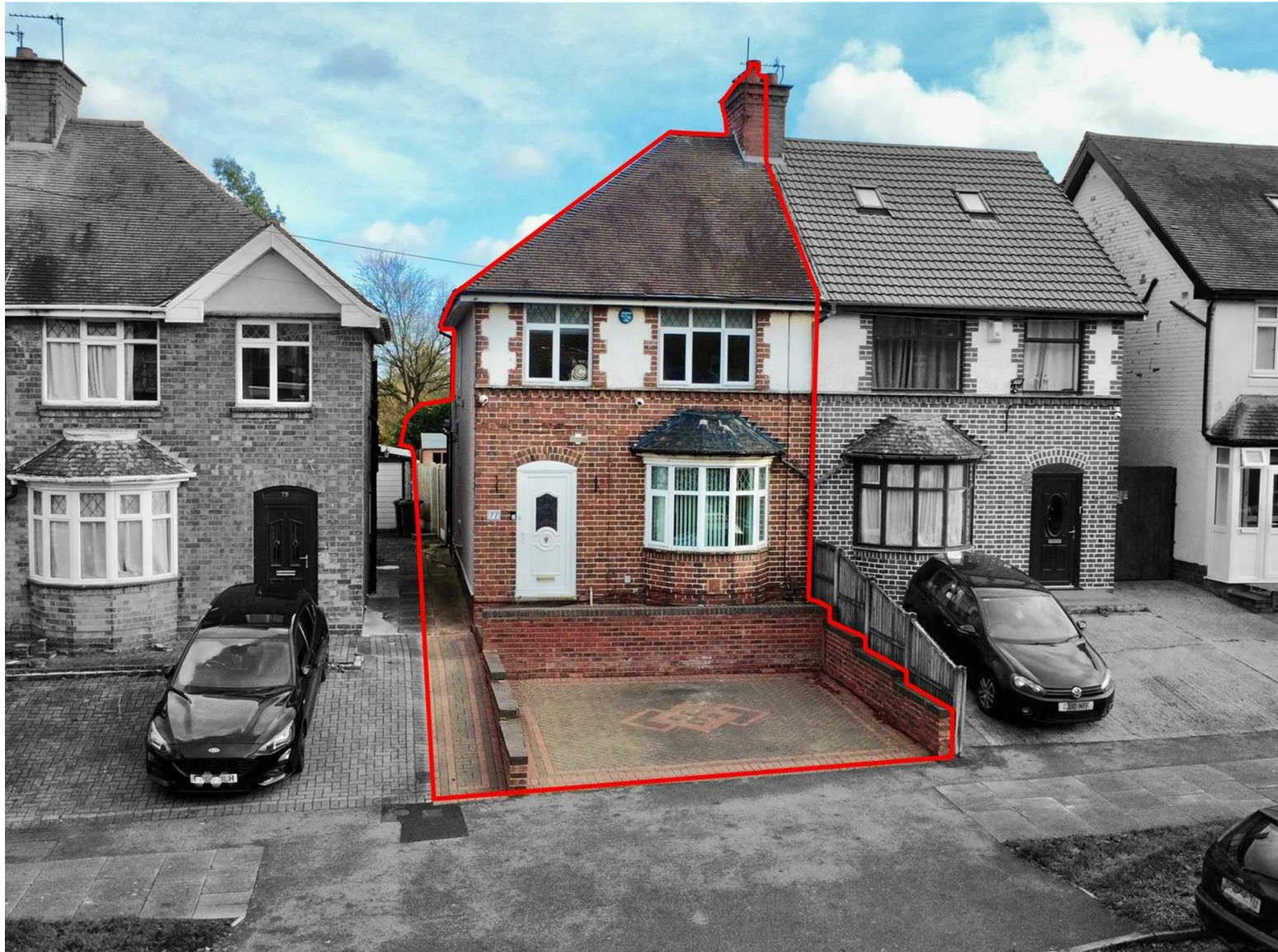


# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Three bedroomed, semi detached home
- Well-appointed family shower room
- Spacious lounge with bay window
- Appealing rear dining room
- Extended & fitted kitchen
- Convenient ground floor guest WC
- Multivehicle drive to fore
- Expansive rear garden with lawn and paving
- Close to local amenities
- Excellent potential for personalisation



***SPRING LANE, ERDINGTON, B24 9BT - OFFERS OVER £275,000***

This inviting, three-bedroomed, semi-detached home offers generous proportions behind its traditional façade, delivering a warm and welcoming setting ideal for family life. Positioned along a well-regarded Erdington road, it enjoys a convenient location within easy reach of an excellent mix of local shops, everyday services, and highly rated schools for all age groups. Commuters will appreciate the abundance of transport links close by, including major road routes, frequent bus connections, and access to the cross-city rail line, while additional retail options in nearby Wylde Green add further appeal. Inside, the layout provides a comfortable flow of rooms beginning with a spacious front lounge, perfect for relaxed family time. Beyond, a charming dining room retains a traditional feel and opens into the extended fitted kitchen, offering ample storage and work space. A useful guest cloakroom completes the ground floor. Upstairs, three well-presented bedrooms are accompanied by an attractive shower room, creating a balanced arrangement for modern family needs. The property also benefits from gas central heating and PVC double glazing (both where specified). A block-paved driveway to the front provides parking for two vehicles and sets a neat, tidy first impression. The rear garden continues the paving to create an ideal space for outdoor dining and entertaining, followed by a deep lawn stretching towards a versatile garden room at the far end. Altogether, this delightful home combines space, character and convenience, an internal viewing is strongly encouraged to appreciate its full offering.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Internal doors open to guest cloakroom / WC, lounge, rear dining room and access is provided to kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 13'02 (into bay) x 11'06 max: PVC double glazed bay window to fore, traditional fire with matching cast iron style surround and period mantel over, radiator, space for complete lounge suite, door back to entrance hall.

**REAR DINING ROOM:** 12'02 x 11'06: Double glazed sliding patio doors open to rear garden, space for complete dining table with chairs or as use as a secondary family room, radiator, door back to entrance hall.

**FITTED KITCHEN:** 16'08 x 7'04: PVC double glazed window to rear having door to side, matching wall and base units with a variety of recesses for free-standing fridge / freezer, washing machine and dishwasher, integrated oven with grill and microwave, edged work surface with electric hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, access back to entrance hall, doors open to dining room and:

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to side, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE:** 13'03 x 11'05: PVC double glazed windows to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 12'02 x 11'06: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'06 x 6'00: PVC double glazed window to fore, space for bed and complementing suite, radiator, door to overstairs storage and door back to landing.

**SHOWER ROOM:** PVC double glazed obscure windows to rear and to side, walk in shower cubicle with glazed splash screen doors, floating vanity wash hand basin and low level WC, tiled splashbacks, radiator, door back to landing.

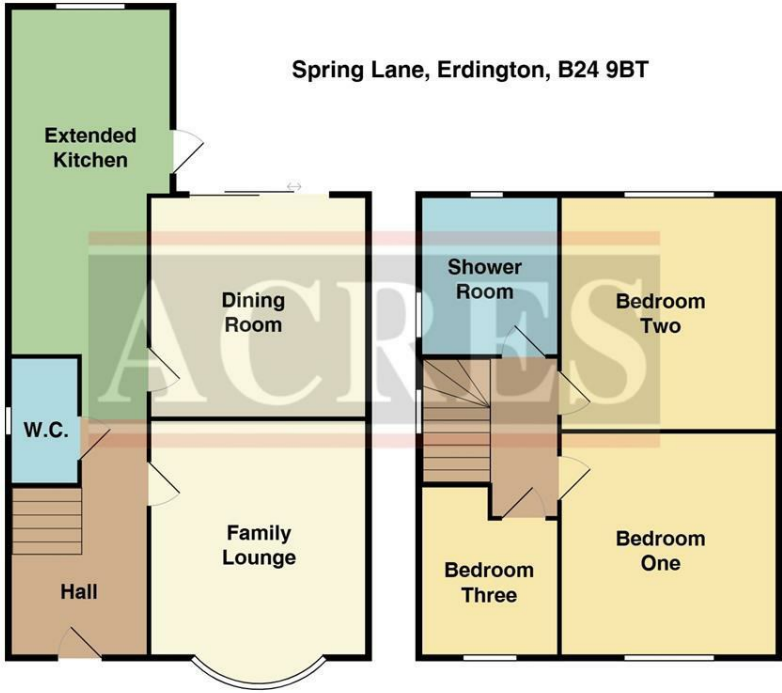
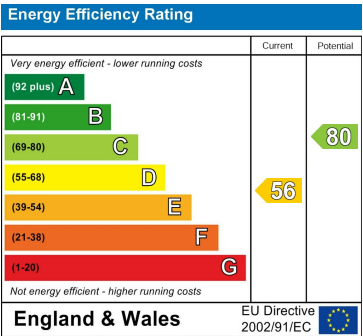
**REAR GARDEN:** A block paved patio advances from the accommodation and leads to a prominent lawn, timber fencing lines and privatises the property's perimeter with access being given to a rear timber built garden room offering varying uses.



**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:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888



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