Paul Carr Estate Agents
Sales & Lettings

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Spring Lane, Erdington
Birmingham, B24 9BP

Offers in the Region Of £265,000

Erdington

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This immensely charming and characterful cottage offers an enviable and desirable opportunity for buyers. Occupying a sought-after location the cottage sits within close proximity of many amenities including a local park, shops, schools and transport links.

The ground floor accommodation includes a cosy lounge with feature fireplace a separate dining room, a contemporary fitted breakfast kitchen and a conservatory / garden room.

To the first floor there are two double bedrooms, each with fitted wardrobes, and a luxurious family bathroom with white bath suite including a free-standing bath and separate shower cubicle.

Outside there is an attractive gated fore-garden, a tandem drive and side gate leading to the beautiful mature rear garden with patio, decking, brick store and garden shed.

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

Property Specification

THIS CHARMING AND CHARACTERFUL SEMI-DETACHED PERIOD COTTAGE BRIEFLY COMPRISES;

Lounge
3.98m (13'1") x 3.78m (12'5")

Dining Room
3.14m (10'3") x 2.64m (8'8")

Kitchen
2.78m (9'1") x 2.00m (6'7")

Conservatory / Garden Room
3.68m (12'1") x 2.00m (6'7")

Landing
2.64m (8'8") x 0.74m (2'5")
plus 0.01m (0') x 0.01m (0')

Bedroom 1
3.83m (12'7") x 3.78m (12'5")
plus 0.01m (0') x 0.01m (0')

Bedroom 2
3.76m (12'4") x 2.78m (9'1")
plus 0.01m (0') x 0.01m (0')

Bathroom
2.98m (9'9") x 2.64m (8'8")
plus 0.01m (0') x 0.01m (0')

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: 7th September 2026

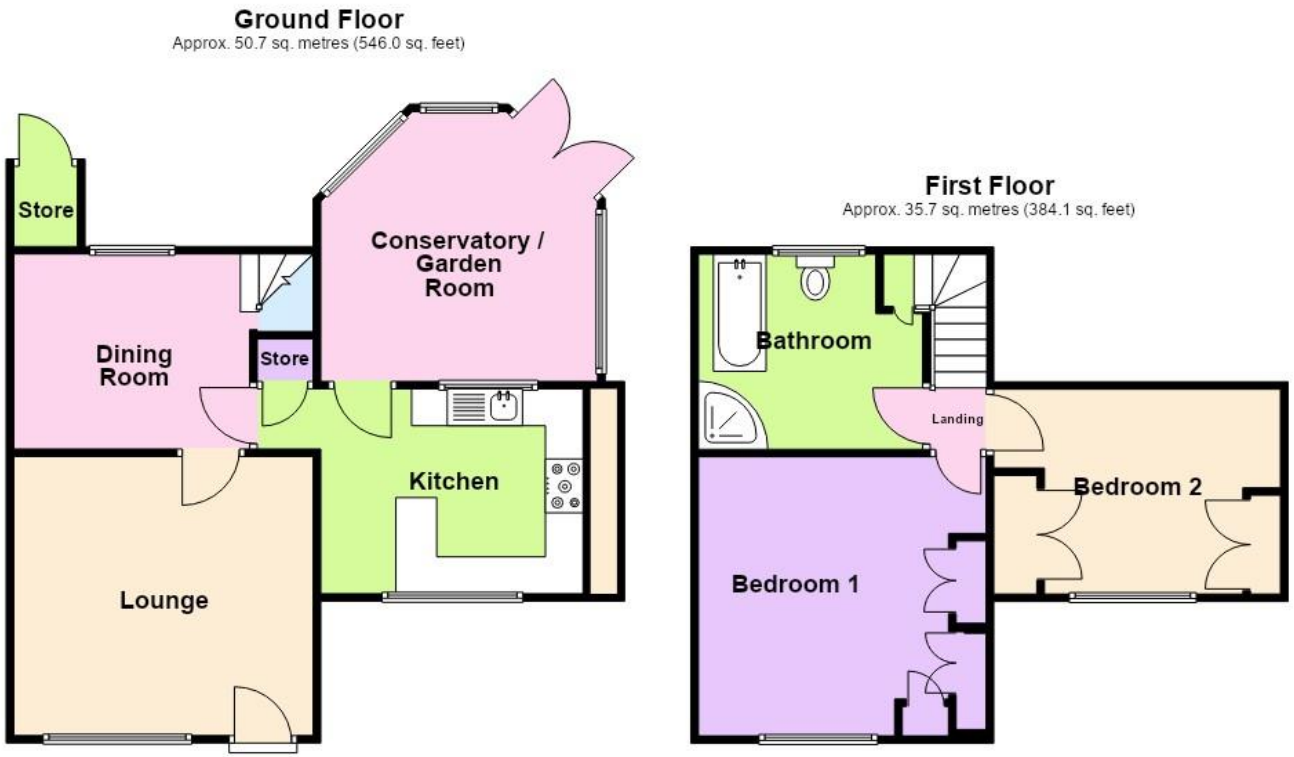
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

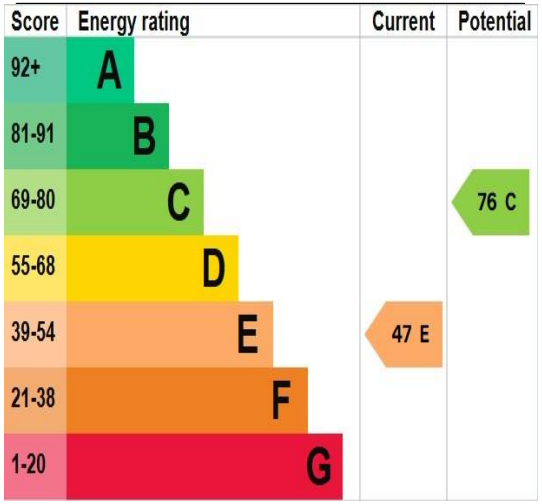
Floor Plan

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

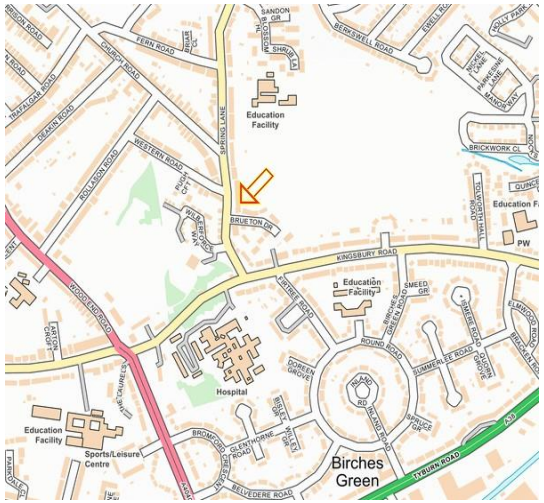


Total area: approx. 86.4 sq. metres (930.1 sq. feet)

Energy Efficiency Rating



Map Location



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