Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Springfield Road,
Sutton Coldfield, B76 2SN

Offers in Excess of £300,000

A beautifully presented two-bedroom end-terrace home with a substantial loft room, stylish farmhouse-inspired interiors and open views towards neighbouring fields. Considerably improved by the current owners and offering far more space than first impressions suggest, this is a home that genuinely needs to be viewed to appreciate the quality, craftsmanship and attention to detail throughout.

Set behind a charming traditional red-brick facade, the property occupies an end-terrace position along Springfield Road, with on-road parking and an attractive outlook towards open fields adding a welcome sense of space and countryside character.

Internally, the house has been sympathetically improved while retaining the warmth and proportions of an older property. High ceilings feature throughout much of the accommodation, creating an immediately light and airy feel, while a soft, neutral decorative scheme gives the whole home a calm and cohesive finish.
The ground floor centres around a particularly inviting lounge, beautifully styled and featuring a traditional fireplace with exposed brickwork and a wood-burning-style stove forming a natural focal point. Built-in cabinetry, shelving and a large circular mirror complement the room perfectly, while the generous proportions provide ample space for comfortable seating.

To the rear is the superb country farmhouse-style kitchen and dining room. Finished with shaker-style cabinetry, timber-effect work surfaces and classic metro tiling, the kitchen blends traditional styling with modern practicality. There is generous storage and preparation space alongside integrated cooking facilities, while the room comfortably accommodates a dining table and chairs, making this a genuinely sociable everyday living space. A useful utility area provides additional practicality away from the main kitchen.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is particularly impressive, enjoying a wonderfully bright aspect together with extensive fitted wardrobes which provide excellent storage without compromising the room's proportions. The second bedroom is another comfortable double, currently presented as a charming children's room.

The first-floor accommodation is completed by a smart contemporary bathroom, finished with crisp white metro tiling and comprising a panelled bath with shower over, WC and wash hand basin.

One of the property's most impressive features is undoubtedly the substantial loft room. While not included within the advertised bedroom accommodation, this is an exceptional additional space and a real testament to the improvements carried out to the home. Beautifully finished with vaulted and sloping ceilings, attractive feature panelling and an impressive amount of floor space, it is currently arranged to demonstrate its versatility and could lend itself brilliantly to a home office, hobby room, occasional room, studio or additional relaxation space. The scale and standard of finish are difficult to convey in photographs alone and really do need to be seen in person.

Outside, the rear garden offers an easily maintained combination of paved and gravelled areas, providing plenty of room for outdoor seating and entertaining. Mature trees beyond the boundary give the garden a pleasantly established feel, while the end-terrace position adds to the sense of privacy.

Importantly, the home has also benefited from a programme of considerable improvement over time, including a replacement roof, upgraded electrics and damp-proof coursing, giving buyers further reassurance alongside the cosmetic finish.

Springfield Road is one of those homes where the accommodation is far more impressive than the exterior initially suggests. With two genuine double bedrooms, a remarkable loft room, gorgeous farmhouse-style kitchen, characterful lounge, high ceilings and extensive improvements already undertaken, early viewing is strongly recommended to properly appreciate everything on offer.

Room Measurements

Living Room 14' 5" x 13' 0" (4.39m x 3.96m)

Kitchen/Diner 11' 3" x 10' 11" (3.43m x 3.32m)

Utility 6' 0" x 4' 3" (1.83m x 1.29m)

Bedroom One 13' 8" x 13' 3" (4.16m x 4.04m)

Bedroom Two 13' 8" x 7' 1" (4.16m x 2.16m)

Bathroom 9' 2" x 6' 2" (2.79m x 1.88m)

Loft Room 16' 3" x 14' 4" (4.95m x 4.37m)

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

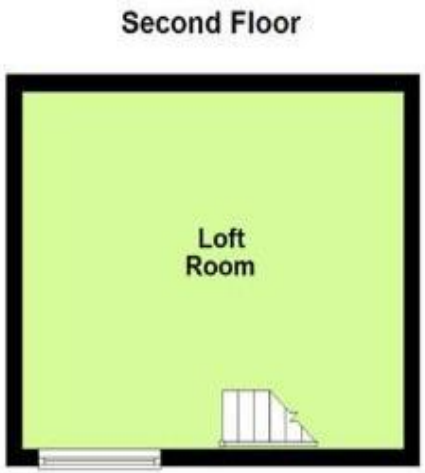
Services Connected: Electric, gas, water & drainage.

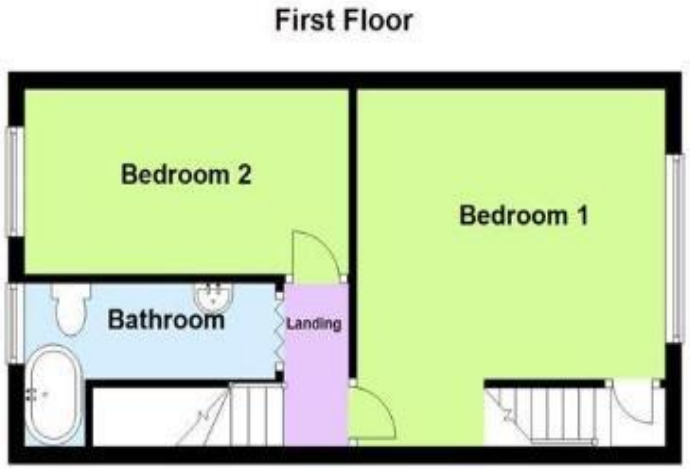
Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk

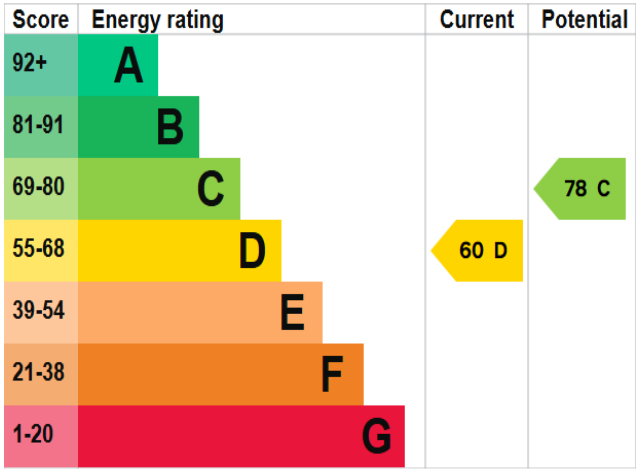
Floor Plan

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

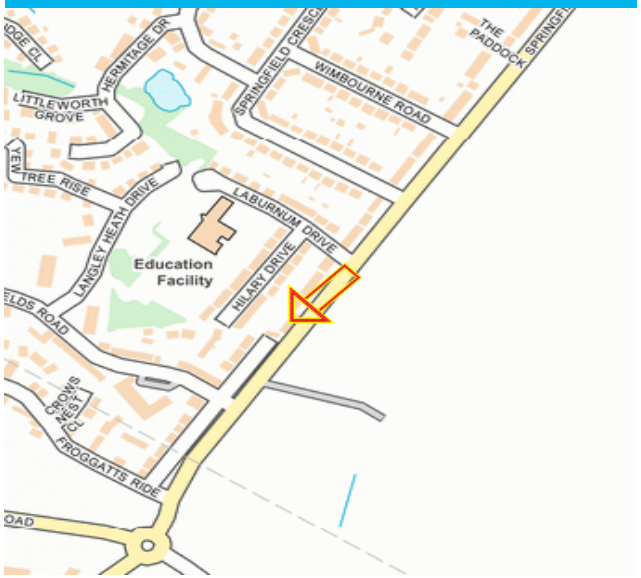




Energy Performance Rating



Map Location



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Agent's Note:

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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 £57 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.