



Connells

Springavon Croft
Harborne



Property Description

This charming three-bedroom property, located in the heart of central Harborne, offers a perfect blend of spacious living and modern amenities. The well-proportioned living room is enhanced by spotlights, ample space for both a dining area and a relaxation zone, making it ideal for both entertaining and unwinding.

From the living room, sliding doors open to a small conservatory area, offering direct access to the large, tranquil rear garden, featuring a timber fence surround, and part patio, making it perfect for outdoor gatherings. The kitchen is well-equipped with modern, integrated appliances, including an oven, microwave, stove, and fan extractor. The stylish kitchen also boasts matching wall and base units, and space for a large fridge-freezer. A window to the front elevation allows natural light to fill the room, creating a bright atmosphere. Upstairs, the property offers three good-sized bedrooms. The smallest bedroom is versatile enough to function as a home office as well as a small bedroom, while the other two bedrooms comfortably fit double beds. The master bedroom is particularly spacious, featuring fitted wardrobes, providing plenty of storage. The family bathroom is fully tiled and includes a panelled bath and shower, and benefits from integrated storage cupboards also. This lovely property combines the central Harborne location with comfort, within close proximity to schools, Birmingham university and The Queen Elizabeth hospital, making it an ideal family home.

Entrance Hallway

Ceiling light point, panelled radiator, doors off

Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

Integrated oven, stove, fan extractor, microwave, matching wall and base units, panelled radiator, window to front elevation, space for fridge freezer, ceiling light point.

Conservatory

5' x 10' (1.52m x 3.05m)

Doors out to rear garden, ceiling light point, panelled radiator.

Lounge

16' 3" x 14' 1" (4.95m x 4.29m)

Window to rear elevation, panelled radiator, spotlights, tv point.

Landing

Panelled radiator, ceiling light point, doors off.

Bedroom One

8' 7" x 11' 4" (2.62m x 3.45m)

Ceiling light point, panelled radiator, fitted wardrobes, window to front elevation.

Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m)

Ceiling light point, panelled radiator, space for double bed, window to rear elevation.

Bedroom Three

8' 1" x 5' 7" (2.46m x 1.70m)

Panelled radiator, ceiling light point, window to rear elevation.

Bathroom

Panelled bath with shower overhead, hand basin, low flush wc, fully tiled, integrated storage cupboards.

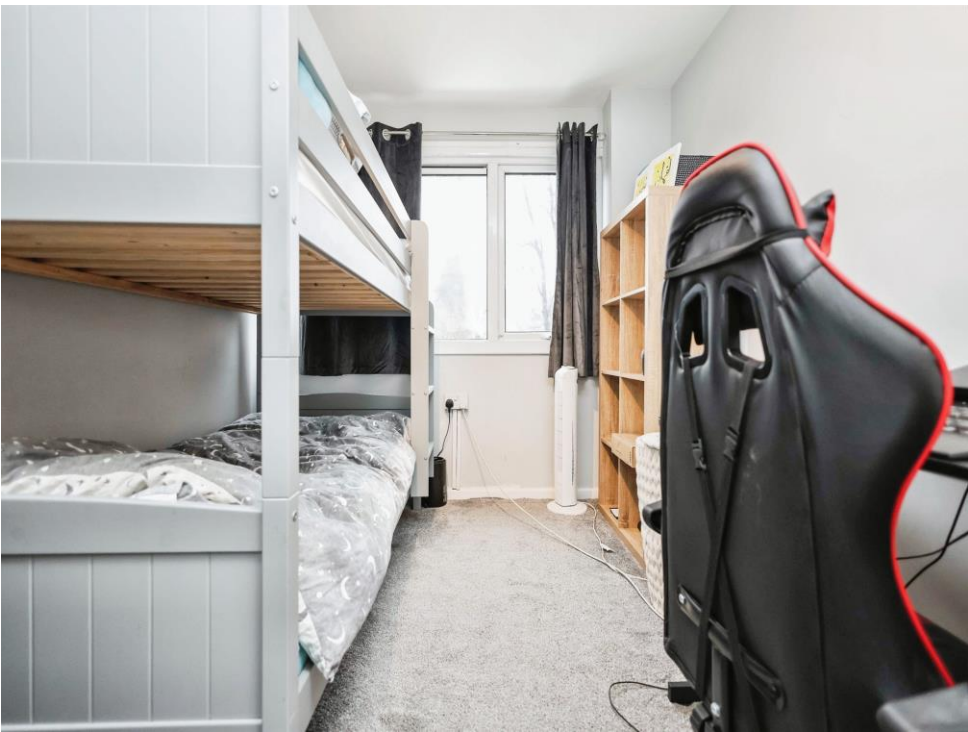
Garden

Timber fence surround, part patio.

Garage

Garage in a separate block.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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