

# HUNTERS®

HERE TO GET *you* THERE

127 Spring Lane, Birmingham, B24 9BY

£315,000

Property Images



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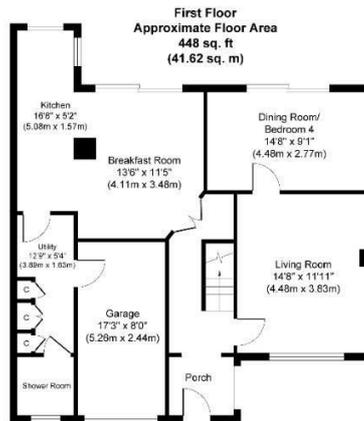
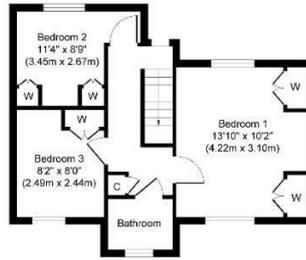
## Property Images



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## Floorplan



**First Floor**  
Approximate Floor Area  
448 sq. ft  
(41.62 sq. m)

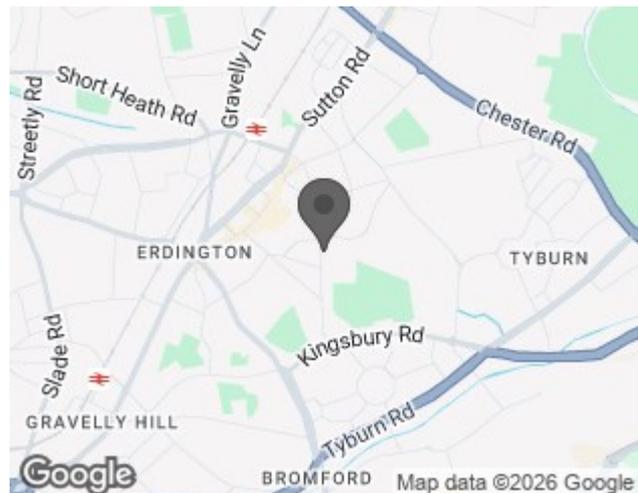
**Ground Floor**  
Approximate Floor Area  
914 sq. ft  
(84.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

This attractive, extended traditional family detached, offered with no upward chain, is ideally located, just off Moor End Lane. The gas centrally, heated and double glazed accommodation, which must be seen to fully appreciate the potential for both improvement and further extension (subject to planning), briefly comprises;

Large porch, reception hall, living room with feature fireplace and opening to dining room/bedroom 4, breakfast room with gas fire and opening to kitchen with oven and hob, utility with useful cupboard stores, door to garage and downstairs shower room/WC with white suite and Worcester gas combination boiler. 3 first floor bedrooms, linen cupboard and family bathroom.

Outside, garage, frontage with mature tree screening and drive approach providing ample parking, good sized private rear garden with patio, lawn and rear orchard.

Early viewing is essential.

## Features

- Extended traditional detached • 3/4 bedrooms • Bathroom and shower room • Private good sized garden • Gas central heating and double glazing • No chain • Council Tax Band D