



- Three bedrooms
- Feature well appointed white bathroom
- Attractive lounge
- Extended dining/family room
- Extended fitted kitchen
- Rear conservatory
- Guest wc & deep side passage way
- Double side garage
- Stairs to boarded loft with window



**SPRING LANE, ERDINGTON, B24 9BZ - OFFERS IN EXCESS OF £325,000**

Located in a green and quiet area, the property benefits from a short walk to local schooling, a short drive to M6, and the city centre. The property has also been merged with two other deeds (i.e., two extra pieces of land), giving the owner further development opportunities. Set in a central convenient location this deceptively spacious extended well-presented free hold semidetached traditional family home offers thoughtfully designed accommodation. Complimented by gas central heating and having pvc double glazing (both where specified) the property additionally is set upon a generous plot. Having access to public transport and schooling within the area to fully appreciate the property on offer its true proportions and many features we highly recommend an internal inspection. Briefly comprising deep enclosed porch, reception hall having guest cloak room having wc off, attractive lounge, family room opening to dining area, rear conservatory, enlarged fitted kitchen, deep side passageway. To the first floor there are three bedrooms together with a well-appointed family bathroom, staircase gives access to boarded loft having window to rear, the property has a side double garage, garage styled store to the rear. Council Tax band C

Set back from the road way behind a multi vehicular driveway access is gained to the property via a PVC double glazed double doors opening to

DEEP ENCLOSED PORCH: PVC double glazed window to side door to:

RECEPTION HALL: Window to front, radiator, wood laminate flooring

GUEST CLOAKROOM/WC: PVC double glazed obscure window to side, white low flushing WC, wash hand basin with base unit underneath

LOUNGE 13'00" max 11'04" min 12'04" max 11'03"min: PVC double glazed bay window to front, open fire grate having decorative tiled side release, timber-stained fire surround, radiator.

FAMILY/DINING ROOM 21'02" max 11'10" min 11'08"max 8'03" min: PVC double glazed windows with central double glazed double French doors to conservatory, log burning basket style fire, radiator, space for breakfast table with side fitted wall and base units, wood laminate flooring.

CONSERVATORY 9'03" x 8'04" : PVC double glazed windows to side and rear with French doors to garden.

EXTENDED FITTED KITCHEN 17'03" max 07'09" min 8'00" max 6'06" min: PVC double glazed window to rear, enamel double bowl sink unit set onto wooden worksurfaces, there are a comprehensive range of fitted units to both base and wall level including drawers, cooker having gas hob and extractor canopy over, spaces for fridge freezer washing machine and dryer, double radiator

SIDE PASSAGEWAY 33'04" x 03'10": Door to rear garden, three double glazed windows to side, renewed compensation central heating boiler, door to garage.

STAIRS TO LANDING: PVC double glazed window to side.

BEDROOM ONE: 12'00" x 11'08" max 8'07" min; PVC double glazed window to rear, three double fitted wardrobes, radiator, wood laminate flooring.

BEDROOM TWO: 13'04" max 8'01" min x 10'06": PVC double glazed window to front, double built in wardrobe, radiator

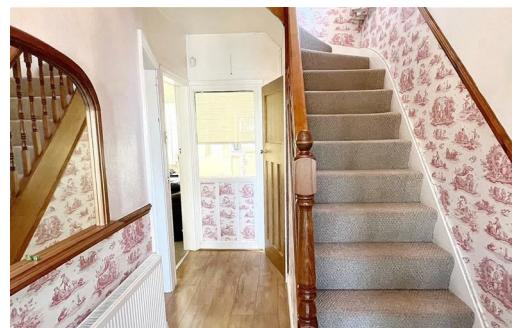
BEDROOM THREE: 7'06" x 06'08": PVC double glazed window to front, radiator.

FAMILY BATHROOM: PVC double glazed obscure windows to side and rear, matching feature white suite comprising free standing claw foot roll top slipper style bath, wash hand basin, low flushing WC, enclosed shower cubicle with glazed splash screens, period style radiator, tiled splashbacks.

STAIRS TO LOFT 13'07" x 13'06": Being boarded having double glazed annex window to rear.

SIDE DOUBLE GARAGE: 22'02" x 18'00": (please check the suitability for your own vehicle) Two up and over doors, PVC double glazed window to rear and door.

OUTSIDE: 19'10" x 11'09". Patio area to a mature rear garden having shrub's and bushes half way to a rear garage styled store.

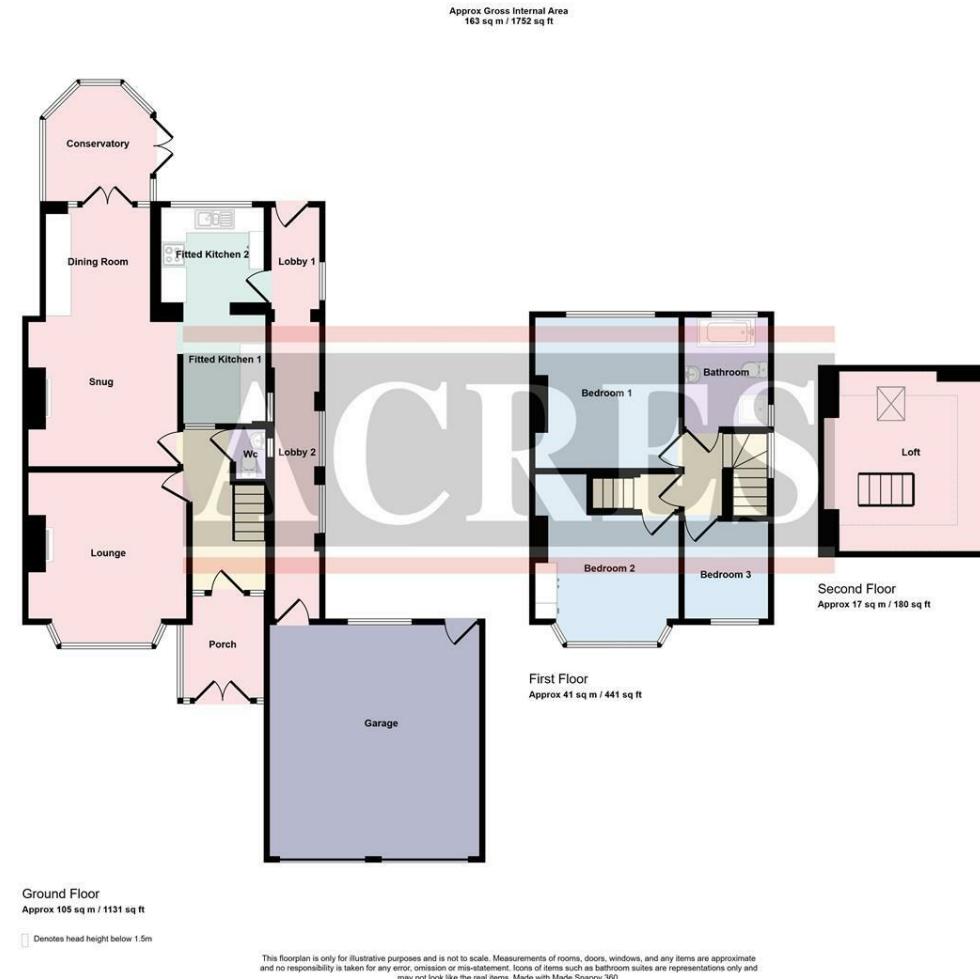
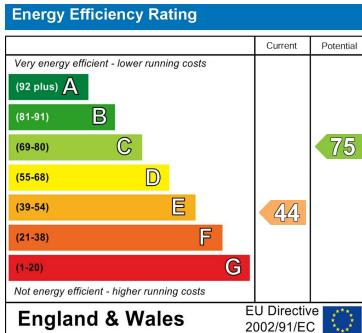


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**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 321 2101



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.