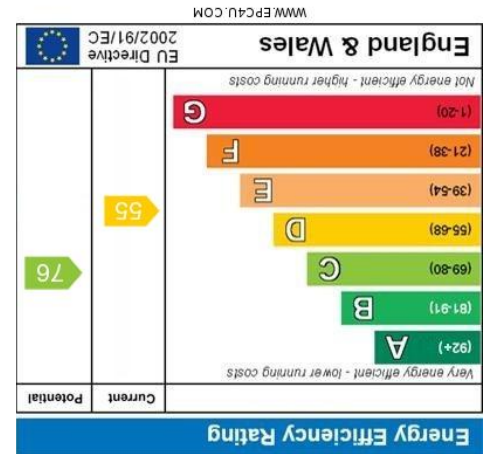


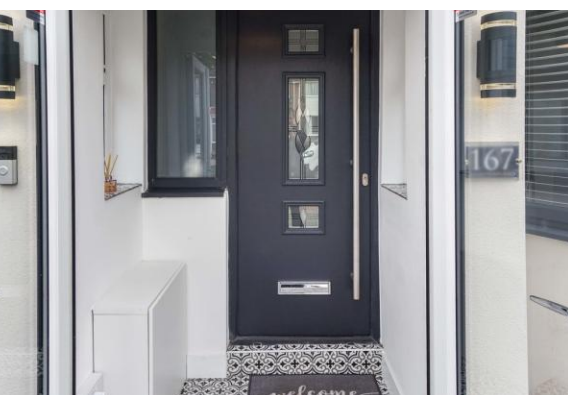
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

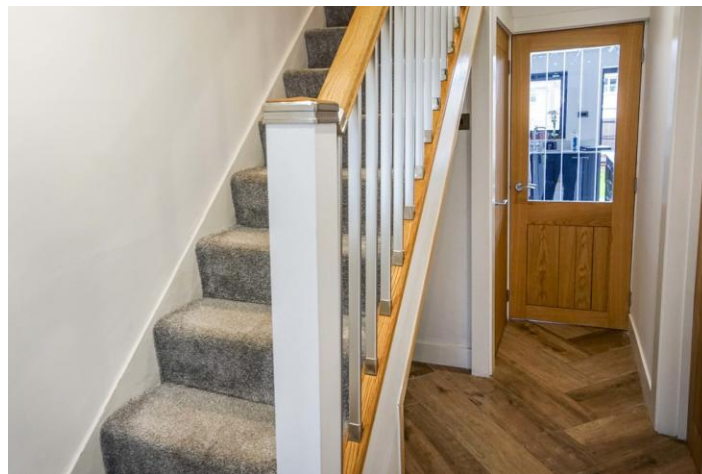


- A BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM AND GUESTS WC
- THREE BEDROOMS

Springthorpe Road, Erdington, Birmingham, B24 0SN

Offers In Excess Of
£325,000





Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

HIGH SPECIFICATION THROUGHOUT This beautifully presented extended traditional style semi detached house occupies this much sort after location, conveniently situated for amenities including schools and shops with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation, which has undergone many cosmetic improvements to a high specification throughout, briefly comprises enclosed entrance porch, welcoming reception hallway, attractive lounge, superb open plan kitchen/diner/family room, utility with downstairs shower room and guest cloakroom, landing, three bedrooms, luxury reappointed family bathroom, multi vehicle block paved driveway giving access to garage/store, well maintained landscaped rear garden. **INTERNAL VIEWING HIGHLY RECOMMENDED.**

OUTSIDE TO FRONT The property is set well back from the road behind a multi vehicle block paved driveway giving access to the garage/store.

ENCLOSED PORCH Being approached via a double glazed French doors with feature tiled floor and meter cupboard, double glazed window to either side.

WELCOMING RECEPTION HALLWAY Being approached by a composite double glazed reception door with opaque double glazed side screens with meter cupboard, bespoke stair case leading off to first floor accommodation with feature ceramic flooring with under floor heating, useful under stairs cupboard and oak veneer doors leading off to all rooms.

LOUNGE 12' 03" into bay x 10' 08" (3.73m x 3.25m) Focal point to room is a fireplace with useful built in storage cupboards to either side, ceramic tiled floor with under floor heating and double glazed bay window to front.

SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM 14' 08" x 18' 00" max 15'07" min (4.47m x 0m) Having a feature vaulted ceiling and a bespoke matching range of wall and base units with quartz work top surfaces over, incorporating one and half bowl sink unit with mixer tap and stylish splash back surrounds, central island breakfast bar with quartz work top surface over incorporating inset five induction hob with cupboards and drawers beneath, further matching range of wall and base integrated combination oven, built in double oven, integrated fridge/freezer, integral dish washer, porcelain floor with under floor heating, surround sound with speaker system and down lighting, built in media wall with space for TV and fitted plasma remote control fire with storage to either side, space for "L" shaped sofa and dining table and chairs, double glazed window to rear, feature double glazed bi-folding doors giving access to rear garden and door leading through to utility room.

UTILITY ROOM 16' 10" x 6' 01" max (5.13m x 0m) Having a range of base units with fitted work top surfaces over, with inset stainless steel sink unit with feature hose style tap, space and plumbing for washing machine beneath and further appliances, down lighting, porcelain floor with under floor heating, pedestrian access door to garage/garden store, opaque double glazed door giving access out to rear garden and door leading through to ground floor shower room.

LUXURY REAPPOINTED GROUND FLOOR SHOWER ROOM Having a bespoke suite, comprising a slim line vanity wash hand basin with chrome mixer tap over and cupboards beneath, low flush WC, complimentary part tiling to walls, fully enclosed shower cubicle with mains fed multi shower over and shower attachment, opaque double glazed window to rear, porcelain tiled floor with under floor heating, down lighting and extractor fan.



FIRST FLOOR LANDING Approached via a bespoke turning stair case with opaque double glazed window to side and doors leading off to bedrooms and bathroom. Access to loft which is fully boarded with two Velux windows to front and rear with light and power.

BEDROOM ONE 10' 04" x 11' 11" (3.15m x 3.33m) With double glazed window over looking rear garden, feature designer radiator.

BEDROOM TWO 12' 02" into bay x 9' 01" max (3.71m x 2.77m) Having chimney breast feature designer radiator and walk in double glazed window to front.

BEDROOM THREE 6' 11" x 6' 6" (2.11m x 1.98m) With double glazed window to front and feature designer radiator.

LUXURY REAPPOINTED FAMILY BATHROOM Having being refitted with a bespoke white suite, comprising a free standing bath with water filler and shower attachment, vanity wash hand basin with chrome water fall mixer tap with cupboards beneath, close coupled low flush WC, complimentary full tiling to walls and floors, feature designer vertical radiator, down lighting, extractor fan, wall mounted vanity mirror with lighting, recess with under lighting and opaque double glazed window to rear elevation.



GARAGE/GARDEN STORE 10' 03" x 6' 06" (3.12m x 1.98m) With automatic remote control up and over door to front, light and power, wall mounted Worcester/Bosch gas central heating boiler and pedestrian access door through to utility.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE TO THE REAR There is a good sized pleasant South Easterly facing landscaped rear garden with raised full porcelain tiled patio with steps down to neat lawn garden with raised planted borders with sleepers. To the top of the garden there is a low maintenance shingled seating area, with fencing to perimeter, external lighting, cold water tap and external power point.

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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