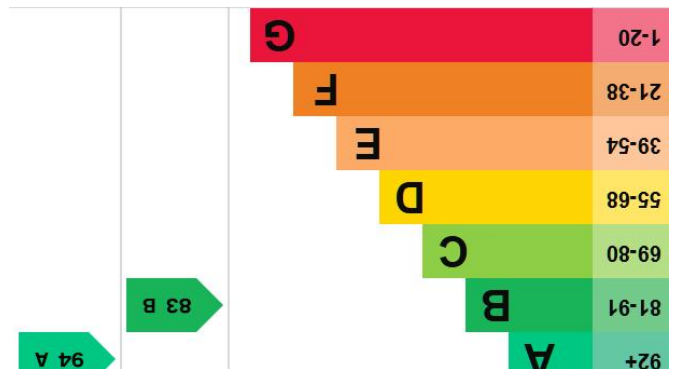


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**



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

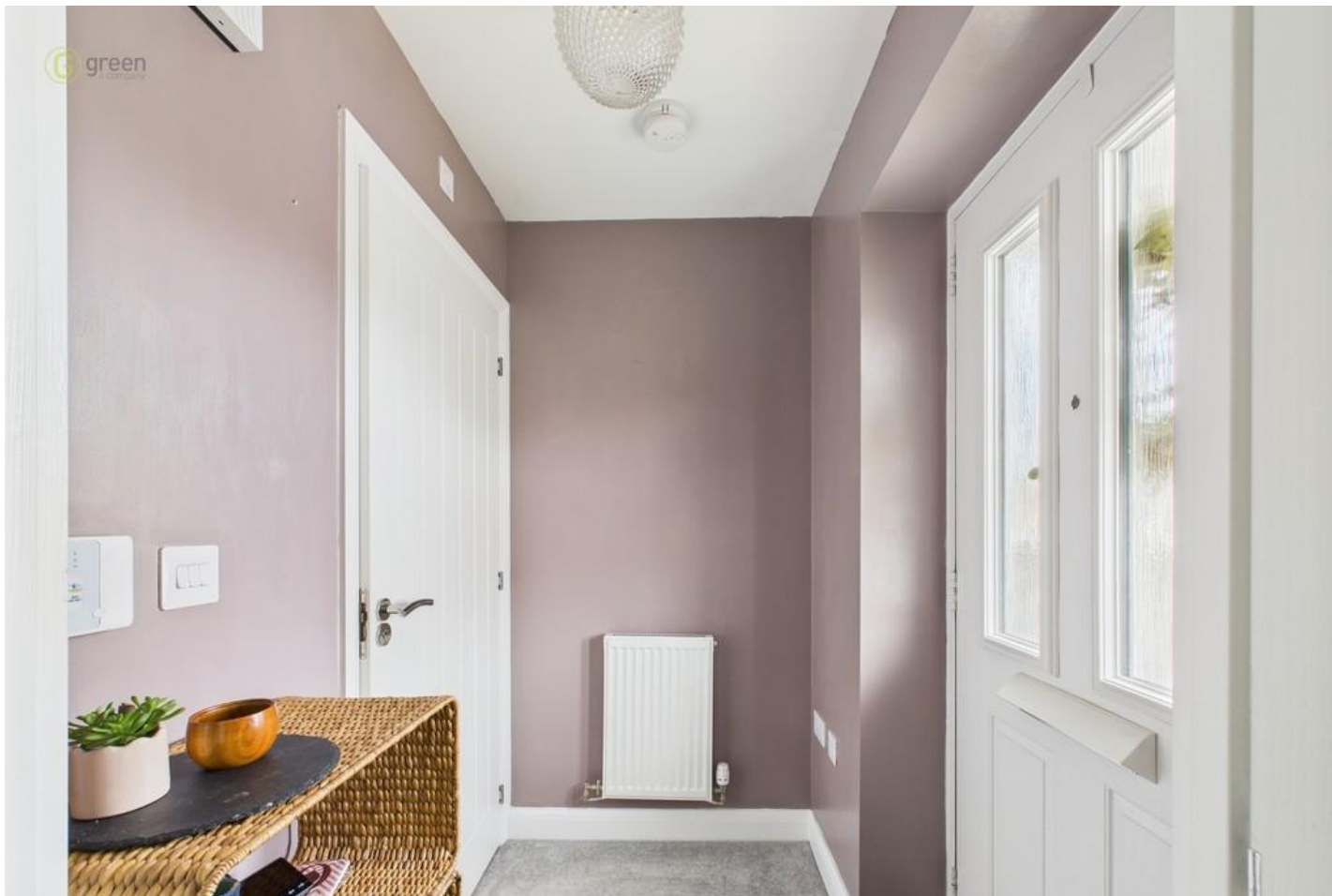


- THREE BEDROOMS DETACHED HOME
- APPEALING FAMILY BATHROOM AND ENSUITE
- IMPRESSIVE FITTED KITCHEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS



2n Spring Lane, Erdington, Birmingham, B24 9BU

Offers In Excess of
£325,000



Property Description

Set within a popular location, this delightful composed three bedroom detached family home, this is a rare opportunity to secure with freehold residence which has been well maintained throughout. The property has an abundance of charm and is superb for first time buyers or families that are ready to move and location offers both convenience and community, within walking distance of well regarded schools and a short stroll to bus services having easy access to travel into city centre.

The property benefits from gas central heating, UPVC double glazing and is still within the NHBC period.

With door into welcoming entrance hall with guest cloakroom off and into spacious living room with door leading into superb fitted kitchen with double doors opening onto a fantastic garden being a great space for entertaining. To the first floor three generously sized bedrooms providing flexible and comfortable living arrangements with master bedroom having fitted wardrobes and ensuite bathroom, separate to that is a well appointed family bathroom which has got a clean and stylish finish, externally the home is approached with garden and tarmac driveway to the side with electric car charging point, while the rear garden offers an impressive outdoor space, perfect for entertaining and a summerhouse which is insulated and has power which is ideal for anyone working from home. Internal viewings highly recommended to fully appreciate the quality and space on offer.

Multicar tarmac driveway with electric car charging point and gated access to garden.

WELCOMING ENTRANCE HALL With doors opening into guest cloakroom and living room and the entrance hall radiator.

SPACIOUS LIVING ROOM 14' 6" x 14' 6" (4.42m x 4.42m) Double glazed bay window to front, radiator, stairs leading off to first floor landing and door to:-

BREAKFAST KITCHEN 11' 9" x 14' 1" (3.58m x 4.29m) Double glazed patio doors to rear, with a range of wall and base units integrated oven and hob with extractor over, space for fridge freezer and appliances, edged worksurfaces with sink and drainer unit, radiator, tiled flooring and doors off the kitchen into cupboard under stairs and another door to:-

UTILITY SPACE Edge worktop, housing combination boiler and space for washing machine and dryer.

FIRST FLOOR LANDING Providing double glazed window to side, loft access which is boarded and has power and door into airing cupboard, doors also off to:-

BEDROOM ONE 13' 3" x 10' 5" (4.04m x 3.18m) Double glazed window to front, fitted wardrobes, radiator and door leading to:-
ENSUITE Double glazed obscure window to side, comprises of a single enclosed shower unit, wash hand basin, soft close WC, heated towel radiator and fully tiled wall and ceiling and spotlights.

BEDROOM TWO 9' 10" x 10' 9" (3m x 3.28m) Double glazed window rear, space for double bed, radiator.

BEDROOM THREE 9' 2" x 6' 9" (2.79m x 2.06m) Double glazed window to front and radiator.

FAMILY BATHROOM Double glazed obscure window to rear, full suite comprising; bath with shower over, wash hand basin, soft close WC, heated towel rail and tiled splashbacks, tiled flooring.

REAR GARDEN Paved patio area with the rest of the garden mainly laid to lawn, gated access leading to the driveway, outside tap and lighting.

SUMMER HOUSE (7' 9" x 7' 7" (2.37m x 2.33m)) which is insulated and has power perfect for working from home.



Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
 O2, Three, Vodafone - Good outdoor and in home
 EE - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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

WANT TO SELL YOUR OWN PROPERTY?

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