



31 Springfield Road, Birmingham, B36 0DT

£450,000

This well presented detached home situated on the popular Springfield Road briefly comprises porch, hallway, two reception rooms, extended kitchen, utility area, downstairs w/c, three double bedrooms and family bathroom. There is a driveway to the front leading to the garage and an enclosed rear garden. This is a lovely family home and must be viewed to appreciate the property on offer.

Approach

Via driveway with off road parking.

Porch

Double glazed French doors to front, double glazed windows to side.

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

11'02 x 11'03 (3.40m x 3.43m)

Double glazed sliding doors to conservatory, two radiators, two wall light points and ceiling light point.



Dining Room

11'02 x 16'07 (3.40m x 5.05m)

Double glazed bay window to front, radiator and ceiling light point.



Kitchen

13'07 max x 13'09 (4.14m max x 4.19m)

Two double glazed windows to rear, wall base and drawer units, integrated dishwasher, five ring electric hob, double oven, sink with drainer and mixer tap, radiator and spot lights to ceiling.



Downstairs W/C

Low level w/c, hand wash basin and ceiling light point,



Conservatory

12'01 x 9'0 (3.68m x 2.74m)

Double glaze sliding doors to rear, double glazed windows to side and rear, radiator and ceiling light point,



Utility

5'07 x 8'05 (1.70m x 2.57m)

Double glazed door and window to side, plumbing for washing machine, space for white goods, hand wash basin and ceiling light point.



Landing

Double glazed window to side, loft access and ceiling light point



Bedroom One

11'02 x 16'07 (3.40m x 5.05m)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

15'08 x 11'04 (4.78m x 3.45m)

Double glazed bay window to rear, radiator and ceiling light point.



Bedroom Three

12'06 x 11'07 (3.81m x 3.53m)

Double glazed bow window to front, double glazed window to rear, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear and side, freestanding bath, operate shower cubicle, hand wash basin, low level W/C in vanity unit, heated towel rail and spot lights to ceiling.



Garage

15'09 x 7'06 (4.80m x 2.29m)

Double opening doors to front, power points, double glazed window to side and ceiling light strip.

Rear Garden

Paved patio area, decking area, mainly laid to lawn, mature shrubs, gated side access and enclosed to neighbouring boundaries.



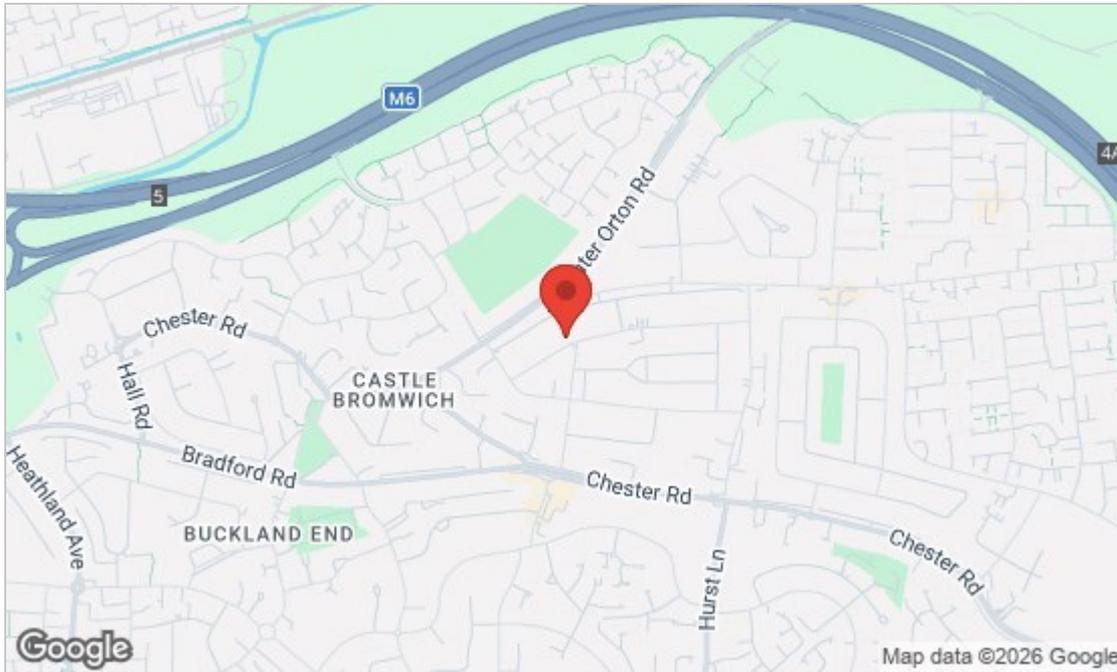
Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: E

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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