



6 Springbrook Close, Birmingham, B36 9TU

£375,000

This lovely extended detached home situated in a quiet cul de sac location briefly comprises porch hallway, lounge, dining room, breakfast kitchen, conservatory, three double bedrooms (master having ensuite) and family bathroom. There is an enclosed rear garden and driveway to the front leading to the garage. This will make a lovely family home. Call now to view !!

Approach

Via tarmaced driveway with off road parking, area laid to lawn.



Porch

Double glazed sliding doors to front.

Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



Reception Room

13'9 x 12'7 (4.19m x 3.84m)

Double glazed window to front, feature fire place, radiator, two wall light points and ceiling light point.



Dining Room

11'7 x 8'4 (3.53m x 2.54m)

Double glazed sliding doors to conservatory, radiator and ceiling light point.



Kitchen/Breakfast Room

17'1 x 11'7 (5.21m x 3.53m)

Double glazed window and French doors to rear, wall base and drawer units, integrated oven, island housing induction hob,

sink with drainer and mixer tap, space for white goods, radiator and two ceiling light points.



Conservatory

13'5 x 10'1 (4.09m x 3.07m)

Double glazed windows to rear and side elevation, double glazed French doors to side, radiator and ceiling light point.



Landing

Storage cupboard, loft access and ceiling light point.



Bedroom One

15'6 x 12'8 (4.72m x 3.86m)

Two double glazed windows to front, radiator and ceiling light point.



Ensuite

7'1 x 5'4 (2.16m x 1.63m)

Double glazed obscured window to side, low level w/c and hand wash basin in vanity unit, shower cubicle, heated towel rail and wall light point.



Bedroom Two

25'4 x 7'8 (7.72m x 2.34m)

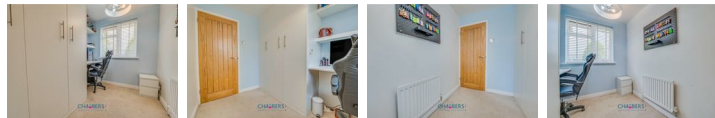
Double glazed window to front, side and rear, loft access, two radiators and two ceiling light points.



Bedroom Three

9'1 x 9'0 (2.77m x 2.74m)

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



Bathroom

9'1 x 8'9 (2.77m x 2.67m)

Double glazed observed window to rear, low level w/c, pedestal hand wash basin, freestanding bath, corner shower cubicle, heated towel rail, three wall light points and spot lights to ceiling.



Rear Garden

Block paved patio area, artificial lawn, gated side access to front garden and enclosed to neighbouring boundaries.



Garage

15'1 x 8'3 (4.60m x 2.51m)

Up and over door

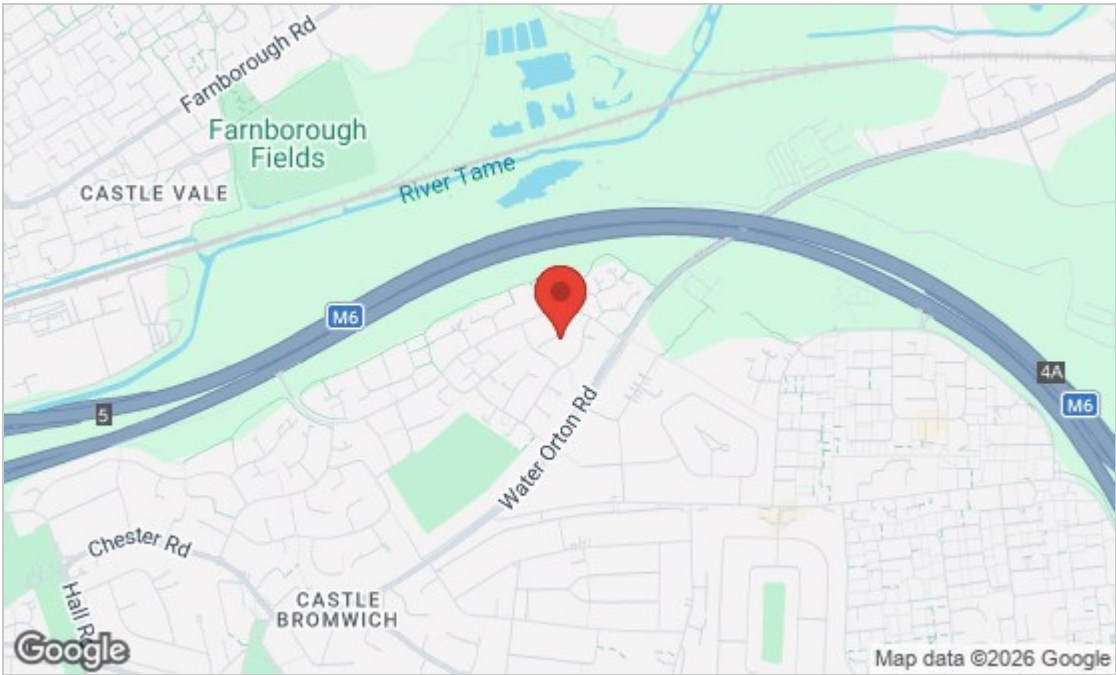
Further Information

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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 - D

EPC Rating - C



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
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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