



131, SPRINGFIELD ROAD
SUTTON COLDFIELD - OFFERS IN EXCESS OF £295,000

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Why this home is Chosen...

131 Springfield Road presents an exciting opportunity for those seeking a property with significant potential. With its three bedrooms, ample living space, this semi-detached house offers endless possibilities to create your dream home. Don't miss out on the chance to make this property your own and unlock its full potential.

A quick tour

Highlights of this excellent family home include:

- * Desirable location
- * Good sized plot
- * Excellent school catchment
- * Close to amenities
- * Three bedrooms
- * Did we mention the huge potential?



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Welcome to Springfield Road

131 Springfield Road is a charming semi-detached house with great potential. This property is located in a sought-after neighbourhood and offers a comfortable and inviting living space.

Upon entering the house, you will find a spacious hallway that leads to the kitchen and also the dining room, which in turn leads into the lounge. The living area is bright and airy, providing a perfect living space.

The house features three bedrooms, each bedroom is well-sized and can be adapted to suit your personal requirements. It sits on a good sized plot and boasts huge potential for expansion.

This property benefits from an excellent location within a desirable neighbourhood. It is conveniently situated close to various amenities, including shops, schools, parks, and public transportation options. The area is known for its friendly community and provides easy access to major roadways, making commuting a breeze.

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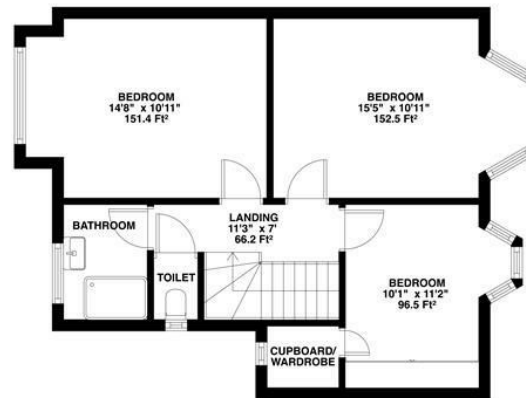
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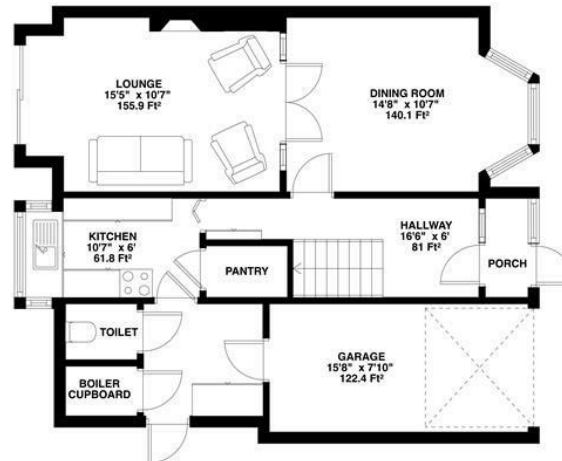


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FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
1198.5 Ft²
(SIZES & DIMENSIONS ARE APPROXIMATE)

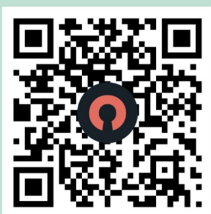
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Enquiries

131 Springfield Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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