

# PTN Estates

Residential Sales & Lettings



38 Springfield Road, , Halesowen, B62 8JZ

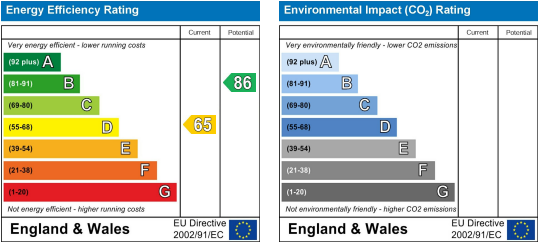
£1,400 PCM

Located on the desirable Springfield Road in Halesowen, this charming three-bedroom semi-detached house offers a perfect blend of traditional character and modern convenience. Spanning an impressive 1,119 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is the beautifully refitted kitchen, which provides a contemporary space for culinary pursuits. The accommodation comprises two generous double bedrooms and a single bedroom, making it suitable for families or those seeking extra space for a home office or guest room. The refitted bathroom adds a touch of luxury, ensuring comfort for all residents.

Outside, the property features a well-maintained rear garden, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The large driveway offers parking for two vehicles, a valuable asset in this popular estate.

This delightful home is not only well-appointed but also conveniently located, providing easy access to local amenities and transport links.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.