

281 SPRINGFIELD ROAD
SUTTON COLDFIELD
B75 7JL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

SUMMARY

Ground Floor:

- Entrance porch
- Reception room with front-facing window
- Understairs storage cupboard
- Kitchen/diner with rear garden access
- Newly redecorated throughout
- Staircase leading to first floor

First Floor:

- Landing
- Bedroom one (double) with front-facing views
- Bedroom two (rear-facing)
- Modern family bathroom with shower over bath

Gardens and Grounds:

- Off-road parking to the front of the property
- Pleasant, enclosed rear garden ideal for entertaining or relaxing
- Views over open fields to the front
- Lawn and paved patio area to the rear

EPC D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

281 Springfield Road is ideally located in a popular residential area of Sutton Coldfield, well-placed for access to local amenities, schools, and transport links. Situated on the south-eastern edge of Sutton Coldfield, it benefits from a semi-rural feel with open countryside views, yet remains close to town centre facilities.

The Royal Town of Sutton Coldfield is renowned for its blend of urban convenience and natural beauty. Just a short drive away lies Sutton Park, one of the largest urban parks in Europe, offering lakes, woodlands, walking trails, and several well-regarded golf courses. There are a number of highly rated schools nearby, including Maney Hill Primary School, Plantsbrook School, and Bishop Vesey's Grammar School. Buyers are advised to check catchment areas with the local authority.

Description of Property

This charming two-bedroom end of terrace home has been thoughtfully redecorated throughout and offers bright, well-balanced accommodation across two floors.

A spacious reception room welcomes you in from the porch, offering an inviting space to relax or entertain. A large window frames open views to the front, filling the room with natural light.

The kitchen/diner sits to the rear of the property and provides direct access to the enclosed rear garden, making it ideal for summer dining and outdoor enjoyment. The space includes ample cabinetry and room for a dining table, perfect for informal family meals.

Upstairs, the landing leads to two well-proportioned bedrooms. The front bedroom enjoys uninterrupted countryside views, while the rear bedroom overlooks the garden. A modern bathroom, complete with a bath and overhead shower, completes the internal accommodation.

Outside, the home benefits from off-road parking to the front and a private rear garden, which includes both lawn and patio areas – ideal for both relaxing and entertaining.

This is an excellent opportunity for first-time buyers, downsizers, or investors alike to acquire a well-presented home in a desirable and accessible location.

Distances

- Sutton Coldfield town centre – 1.5 miles
- Birmingham City Centre – 7.2 miles
- Birmingham International/NEC – 11 miles
- Lichfield – 10.5 miles
- M6 (J7) – 6.0 miles
- M6 Toll (T3) – 5.4 miles

(Distances are approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127 Mill Street towards Lower Queen Street. Take a slight right onto Lower Queen Street. At the roundabout, take the first exit onto Birmingham Road. Continue onto Springfield Road – number 281 will be on your left-hand side.

Terms

Local Authority: Birmingham

Council Tax Band: D

Broadband Average Speed in Area: 150 Mbps

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures & Fittings

We understand that mains water, drainage, electricity, and gas are connected.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

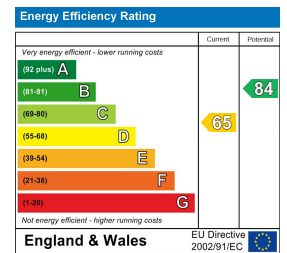
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to





check all the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the let. Photographs taken June 2025
Particulars prepared June 2025



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.