



37 SPRING AVENUE
B65 9BH

Taylor's

37 SPRING AVENUE ROWLEY REGIS

A WELL PRESENTED Two bedroom end of terraced home.

Porch

Living Room

15' 5" x 11' 0" (4.70m x 3.35m)

Kitchen

12' 2" x 8' 5" (3.71m x 2.56m)

First Floor Landing

Bedroom One

12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)

Family Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

Off road parking

Rear Garden



These particulars are intended only as a guide and must not be relied upon as a statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

A WELL PRESENTED
Two bedroom end of terraced home, situated in this pleasant cul de sac convenient for local amenities and transport links. Having double glazing and gas central heating, comprising; Porch, Living room, Kitchen, First floor landing, Two bedrooms and Bathroom. Outside with Rear garden and Off road parking. EPC

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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