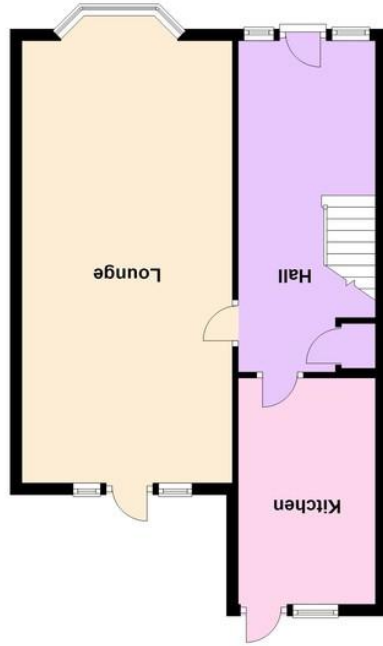
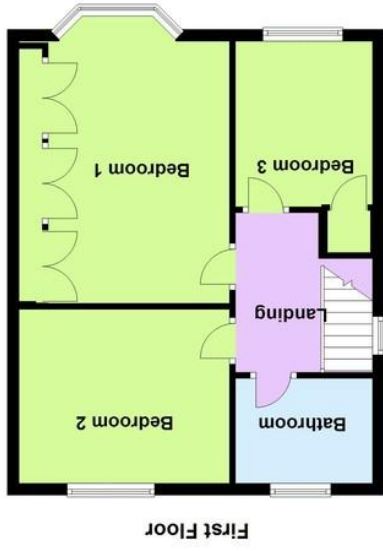
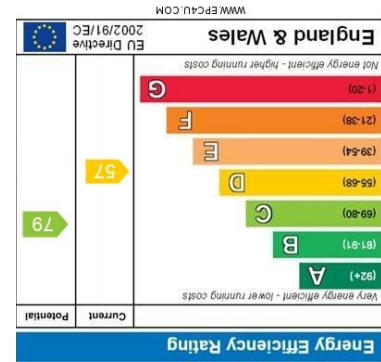


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- THREE GOOD SIZED BEDROOMS
- PRIVATE REAR GARDEN
- OFF ROAD PARKING TO THE FRONT
- DETACHED SINGLE GARAGE



Springfield Crescent, Sutton Coldfield, B76 2ST

£290,000

Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

Green and Company are proud to bring to the market, this wonderful three bedroom semi detached property situated in a desirable location, property benefits from gas central heating and double glazing (where specified), with off road parking and a single garage, also with a private enclosed garden to the rear, this property is perfect for a family home and should be viewed to avoid disappointment.

RECEPTION HALLWAY Entered via an enclosed porchway, two double glazed windows to the front, door off hallway leading to kitchen,

LOUNGE/DINER 24' 11" x 11' 11" max (7.59m x 3.63m) Double glazed bay window to the front, radiator, gas fire and double glazed single door to the rear and two double glazed windows to the rear.

KITCHEN 7' 09" x 12' 10" (2.36m x 3.91m) Double glazed window to the rear, single UPVC double glazed door to the rear, range of wall and base units with work top surfaces over incorporating a stainless steel sink unit, space for all appliances and radiator.

LANDING Approached via a staircase leading off from the reception hallway, passing opaque double glazed window to the side, loft access being part boarded, loft light, doors off to all bedrooms and bathroom.

BATHROOM 7' 09" x 6' 03" (2.36m x 1.91m) Panelled bath with shower above, glass shower screen, wash hand basin, low level WC, radiator, double glazed obscure window to the rear.

BEDROOM ONE 13' 10" x 9' 08" (4.22m x 2.95m) Double glazed bay window to the front, fitted wardrobes, radiator.

BEDROOM TWO 11' 07" x 9' 10" (3.53m x 3m) Double glazed window to the rear, radiator.

BEDROOM THREE 8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to the front, radiator, fitted wardrobe.

OUTSIDE Private rear garden laid mainly to lawn, paved patio area, outside cold water tap and gated side access to the detached single garage, hard core space with green house (which will be remaining), well established mature garden with shrubs and trees, off road parking to the front with a shared driveway with access leading to the garage, front garden mainly laid to lawn being surrounded by mature trees and shrubs.

GARAGE (UNMEASURED) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 100 Mbps.
Networks in your area - Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

