

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

Total area: approx. 90.0 sq. metres (968.4 sq. feet)



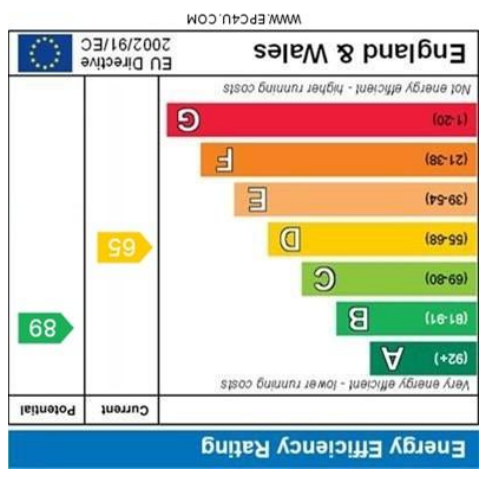
**LEGAL READY**

"How does this help me?"

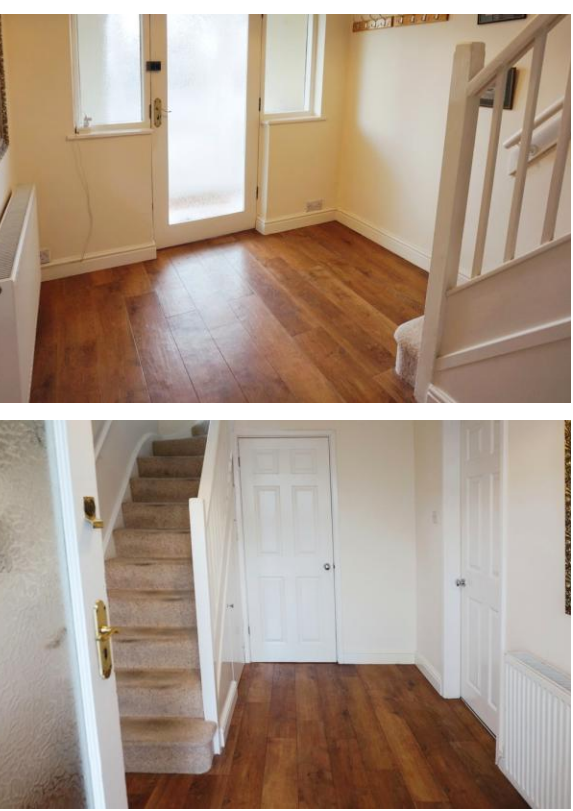
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- A THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED
- ATTRACTIVE LOUNGE
- OPEN PLAN KITCHEN DINER
- THREE BEDROOMS
- RE-APPOINTED FAMILY SHOWER ROOM
- GARAGE AND DRIVEWAY

Springfield Crescent, Walmley, Sutton Coldfield, B76 2SS

£300,000



## Property Description

Offered with no upward chain, this well presented three bedroom traditional semi detached house occupies this residential location, close to amenities including a range of excellent local schools and shops within the vicinity with public transport on hand and transport links providing easy access into Sutton Coldfield town centre and Birmingham city centre and motorway connections. The accommodation which has undergone cosmetic improvements throughout briefly comprises:- enclosed porch, welcoming reception hallway, attractive lounge, well fitted open plan kitchen diner, landing, three bedrooms and re-appointed family shower room. Outside to the front the property is set from the road behind a driveway providing ample off road parking with a shared driveway giving access to the garage at the rear and there is also a well maintained good sized enclosed rear garden. Early internal viewing of this property is highly recommended.

**OUTSIDE** To the front the property is set well back from the road behind a neat lawned fore-garden, driveway providing off road parking with shared driveway giving access to the garage to the rear.

**ENCLOSED PORCH** Approached via double glazed sliding door with matching side screen, having wood flooring, meter cupboards.

**WELCOMING RECEPTION HALLWAY** Being approached via glazed reception door with matching screens, with spindled staircase leading off to first floor accommodation with useful under stairs storage, wood flooring, radiator and doors through to lounge and open plan kitchen/diner.

**FAMILY LOUNGE** 12' 6" into bay x 11' 8" (3.81m x 3.56m) Having fireplace with surround and hearth fitted with living flame gas fire, coving to ceiling, radiator, walk-in double glazed bay window to front.

**OPEN PLAN KITCHEN DINER** 19' 10" max x 10' 1" max 8' 2" min (6.05m x 3.07m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor above, built-in double oven, space and plumbing for washing machine, fitted breakfast bar, double glazed window to rear and side, wall mounted gas central heating boiler, space for dining table and chairs, radiator and double glazed sliding patio door giving access out to rear garden.

**FIRST FLOOR LANDING** Approached via spindled turning staircase passing double glazed window to side, having access to lift via pull down ladder and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 11" to bay x 9' 11" to wardrobe (3.94m x 3.02m) Having a range of fitted bespoke mirror fronted wardrobes with shelving and hanging rail, radiator and double glazed bay window to front.

**BEDROOM TWO** 10' 1" x 9' 11" to wardrobe (3.07m x 3.02m) Having a range of bespoke mirror fronted wardrobes with shelving and hanging rail, radiator and double glazed to rear elevation.

**BEDROOM THREE** 11' 2" max 7' 7" min x 7' 11" (3.4m x 2.41m) Having a built-in wardrobe with shelving and hanging rail with mirror fronted door, radiator and double glazed window to front.

**REAPPOINTED FAMILY SHOWER ROOM** Having a white suite comprising vanity wash hand basin with mixer tap with drawers and cupboards beneath, lo low flush wc, fully complimentary plastic cladding to walls, fully enclosed shower cubicle with mains fed shower over, chrome ladder heated towel rail, opaque double glazed window to rear elevation.



**OUTSIDE TO THE REAR** A pleasant well maintained good sized rear garden with full width decked seating area, pathway leading to neat lawned garden with a variety of mature shrubs and trees, with fencing to perimeter, timber framed garden shed, gated access to side and pedestrian access to garage.

**DETACHED GARAGE** 15' x 7' 6" (4.57m x 2.29m) With up and over door to front, light and power, pedestrian access door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

Predicated mobile phone coverage and broadband services at the property:-  
Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard, Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast, Highest available download speed 79 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast, Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.  
Networks in your area - Openreach, 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.

**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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

