

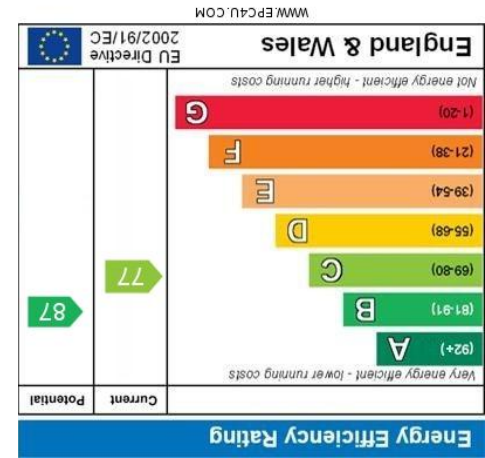
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

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Total floor area 118.0 sq. m. (1,270 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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 MODERN STYLE THREE BEDROOM THREE STOREY MID TERRACED
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS - TWO WITH EN-SUITE
- GARAGE AND DRIVEWAY
- PRIVATE LANDSCAPED REAR GARDEN



79 Springthorpe Road, Erdington, Birmingham, B24 0PL

£290,000

Property Description

We are delighted to present this immaculately presented modern style three storey three bedroom mid townhouse. The versatile accommodation which is arranged over three storeys briefly comprises :- To the Ground floor:- A welcoming reception hallway, guest cloakroom and a multi-functional reception room/bedroom three with French doors giving access to the rear garden. To the first floor is a spacious living room with a feature Juliette balcony, providing a welcoming space for family gatherings or entertaining guests and the superb open plan kitchen/diner offers an opportunity for the new homeowners to create their preferred style of culinary space.

To the second floor are two further well-proportioned bedrooms one with an en-suite bathroom and the other with an en-suite shower room and sun balcony offering ample space for relaxation, study, or work.

The location of this property is a key selling point. It is situated within close proximity to public transport links, ensuring easy commute to work, city centre or other places of interest. For families with school-aged children, the nearby schools will certainly be a significant advantage. Furthermore, the local amenities are just a stone's throw away, adding to the daily convenience for the residents.

This property offers versatile living accommodation for you to inject your own personality and style. It provides a wealth of opportunity to create a home that fits your lifestyle and preferences. Whether you're a first-time buyer looking for a starter home or a growing family needing extra living space this property presents an opportunity not to be missed.

Outside to the front the property occupies a pleasant position on the road which is set back behind a neat lawned fore garden with wall perimeter, driveway providing parking and access to the garage, pathway and external light.

WELCOMING RECEPTION HALLWAY Approached via composite reception door with opaque double glazed side screen and having radiator, laminate flooring, airing cupboard housing hot water cylinder, coats storage cupboard, stairs off to first floor and doors off to ground floor bedroom three, guest cloakroom and pedestrian access door to garage.

GUEST CLOAKROOM Having a white suite comprising; pedestal wash hand basin, chrome mixer tap, low flush WC, laminate flooring and radiator.

GROUND FLOOR BEDROOM THREE/MULTI-FUNCTIONAL RECEPTION ROOM 15' x 12' 10" into bay 10' 3" min(4.57m x 3.91m into bay 3.12m min) Having walk in double glazed window to rear with double glazed French doors giving access out to rear garden, laminate flooring and radiator.

LANDING/STUDY AREA 15' 02" x 6' 00" (1.83m x 4.62m) Having laminate flooring, radiator, turning staircase off to second floor and doors off to living room and kitchen/diner.

LIVING ROOM 13' 8" max 8' 1" min x 17' 6" max(4.17m max x 2.46m min x 2.46m max) Having laminate flooring, radiator, double glazed window to front and double glazed French doors leading out to Juliet balcony.

KITCHEN/DINER 17' 7" x 13' 4" max 10' 2" min (5.36m x 4.06m max x 3.1m min) Kitchen area having a comprehensive matching range of wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood over, built in electric oven, space and plumbing for dishwasher, space for appliances, double glazed window to rear, laminate flooring. Dining area having space for dining table and chairs, radiator, space for fridge/freezer and double glazed French doors leading out to Juliet balcony.

SECOND FLOOR LANDING Being approached via turning staircase from first floor and having access to loft, useful built in linen storage cupboard and doors off to bedrooms one and two.

BEDROOM ONE 13' 6" max 6' 9" min x 17' 3" max x 10' 9" min(4.11m max x 2.06m min x 5.26m max x 3.28m min) Having two double glazed windows overlooking rear garden, radiator, built in wardrobe and door to ensuite.

ENSUITE Having a white suite comprising; panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush WC, part tiling to walls, radiator and extractor.

BEDROOM TWO 17' 4" max 10' 9" min x 8' 1" max x 4' 2" min(5.28m max x 3.28m min x 2.46m max x 1.27m min) Having double glazed window to front, radiator, double glazed French doors leading out to sun balcony and door to ensuite.

ENSUITE Having a white suite comprising; double shower cubicle with mains rainwater shower over and glass sliding door, pedestal wash hand basin with tiled splash back surrounds, low flush WC, extractor and radiator.

OUTSIDE To the rear is a pleasant well maintained private enclosed rear garden with full width decked area, neat lawned garden with raised planted borders, a variety of shrubs and trees, fencing to perimeter and gated access to front.

GARAGE 17' 1" x 8' 5" (5.21m x 2.57m) With up and over door to front, light and power and pedestrian access door to reception hallway.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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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