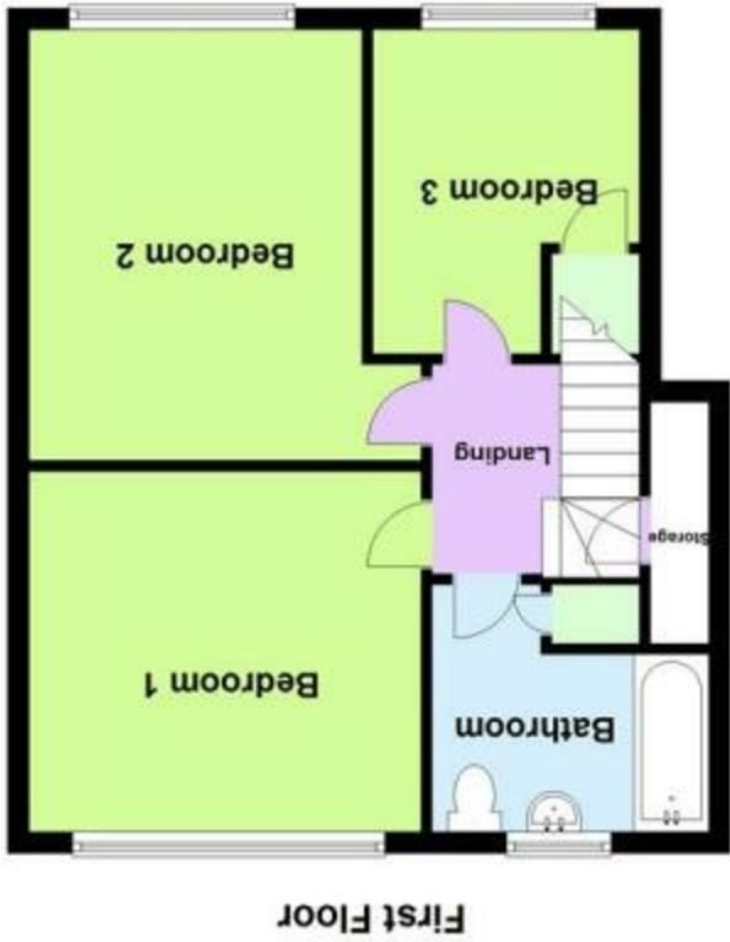


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	53
Potential	86

Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A THREE BEDROOM MID TERRACED HOUSE
- POPULAR RESIDENTIAL LOCATION
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN



285 Springfield Road, Sutton Coldfield, B75 7JL

£230,000





## Property Description

\*\*\*DRAFT SALES DETAILS A WAITING VENDOR APPROVAL\*\*\*

Outside to the front the property is set back behind a multi vehicle block paved driveway with shared gated access to rear.

ENCLOSED PORCH Accessed via double glazed French doors.

LOUNGE 14' 06" max x 12' 02" max 10' 02" min (4.42m x 3.71m) Having double glazed to front, fire place, and glazed double doors through to dining room.

DINING ROOM 10' 03" x 9' 10" (3.12m x 3m) With double glazed window to rear, door through to kitchen.

KITCHEN 14' 05" max 9' 06" min x 8' 02" max (4.39m x 2.49m) Having a matching range of wall and base units, with work top surfaces over, incorporating inset sink unit with side drainer, mixer tap, tiled splash back surrounds, useful under stairs storage cupboard, and double glazed door with matching side screens giving access out to rear garden.

LANDING Useful built in storage cupboard.

BEDROOM ONE 12' 04" x 11' 01" max 10' 00" min (3.76m x 3.38m) With double glazed window to rear.

BEDROOM TWO 12' 02" max 10' 02" min x 13' 03" (3.71m x 4.04m) Having built in wardrobe, double glazed window to front.

BEDROOM THREE 9' 09" max 6' 07" min x 8' 03" (2.97m x 2.51m) Having double glazed window to front, built in wardrobe.

BATHROOM Comprising low flush WC, pedestal wash hand basin, panelled bath, airing cupboard and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized enclosed well maintained garden with paved patio and pathway leading to neat lawn, with fencing to perimeter, two useful brick built garden store, external WC, and gate with shared covered access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - v oice likely availability for O2 & Vodafone limited availability for EE & Three and data NO availability for EE limited availability for Three, O2 & 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.

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

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

