

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



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 END OF TERRACED HOUSE OFFERING SCOPE AND POTENTIAL
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM AND SEPARATE WC
- WELL KEPT FRONT AND REAR GARDENS

397 Springfield Road, Walmley, Sutton Coldfield, B75 7JD

£245,000



Property Description

NO UPWARD CHAIN - This three bedroom end of terraced house occupies this popular residential location which is conveniently situated for amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which offers scope and potential briefly comprises:- entrance hallway, lounge, fitted kitchen/breakfast room, utility room, landing, three bedrooms, family bathroom and separate wc. Outside to the front the property is set back behind a neat fore garden with the driveway providing ample off road parking and to the rear is a good sized enclosed rear garden.

Outside to the front the property is set back behind a neat lawned fore garden with shrubs and trees and driveway providing of road parking, gated access to rear.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Being approached by an opaque double glazed reception door with radiator, stairs flowing off to first floor accommodation and door leading through to lounge.

LOUNGE 16' 05" x 12' 05" (5m x 3.78m) Focal point to room is a feature fireplace with surround and hearth fitted with a living flame gas fire, double glazed window to front, radiator and door leading through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 11' 05" x 9' 04" (3.48m x 2.84m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with side drainer and mixer tap, fitted gas hob with electric cooker beneath, space for table and chairs, radiator, walk in pantry with an opaque double glazed window to rear and door leading through to utility room.

UTILITY ROOM 9' 04" x 5' 06" (2.84m x 1.68m) Having space and plumbing for washing machine, double glazed window to rear and glazed door through to lobby.

LOBBY Having useful under stairs storage, door giving access out to rear garden.

FIRST FLOOR LANDING Being approached by staircase from reception hallway, passing opaque double glazed window to side, with doors off to bedrooms and bathroom.

BEDROOM ONE 12' 05" x 10' 08" (3.78m x 3.25m) Having double glazed window to front, radiator.

BEDROOM TWO 11' 07" x 9' 04" (3.53m x 2.84m) Having double glazed window to rear, radiator.

BEDROOM THREE 9' 04" x 8' 10" (2.84m x 2.69m) Having double glazed window to front, built in wardrobe, radiator.

BATHROOM Having a white suite comprising panelled bath with mains fed shower over, wash hand basin, full tiling to walls, airing cupboard housing gas central heating boiler, opaque double glazed window to rear, radiator.

SEPARATE WC Having low flush WC and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a well maintained good sized enclosed rear garden with full width paved patio leading to shaped lawn with a variety of shrubs and trees to border, timber framed garden shed, fencing to perimeter and pathway with gated access to front.

Council Tax Band B Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for O2 & Vodafone limited availability for EE & Three
Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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.

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. 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

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