

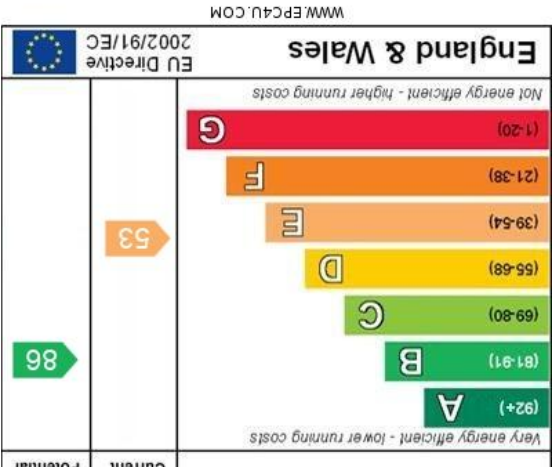
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A RECENTLY REFURBISHED THREE BEDROOM MID TERRACE
- NEW CENTRAL HEATING SYSTEM AND NEW BOILER** ATTRACTIVE LOUNGE
- SUPEBLY RE-FITTED KITCHEN DINER
- THREE BEDROOMS PLUS STUDY
- RE-APPOINTED FAMILY BATHROOM
- MULTI-VEHICLE DRIVEWAY

285 Springfield Road, Sutton Coldfield, B75 7JL

Offers Over £290,000



Property Description

RECENTLY REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT - This superbly presented three bedroom mid terrace house occupies this sought after residential location. Being within easy reach of local amenities including local schools and shops, with public transport on hand and transport links providing easy access out to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises entrance porch, reception hallway, attractive lounge, superbly re-fitted open plan kitchen diner, landing, three first plus study and a re-appointed family bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear there is an established good sized enclosed rear garden. Early internal viewing of this property is highly recommended which is available with no upward chain and in more detail the accommodation comprises

OUTSIDE To the front the property is set back from the road behind a multi vehicle driveway, the property has commanding views over open fields to the front.

PORCH Being approached via glazed double doors with glazed reception door leading through to:-

WELCOMING RECEPTION HALLWAY Having double glazed window to front, meter cupboards, radiator, stairs off to first floor, doors off to lounge and kitchen.

LOUNGE 14' 03" x 12' 00" (4.34m x 3.66m) Having fireplace, radiator, double glazed window to front, glazed intercommunicating doors leading through to:-

OPEN PLAN KITCHEN DINER 19' 01" x 9' 10" (5.82m x 3m) Being fitted with a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with side drainer and mixer tap with splash back surrounds, fitted halogen hob with extractor hood above, built-in electric cooker beneath, integrated washing machine, useful built-in under stairs storage cupboard, cupboard housing gas central heating boiler, two radiators, space for dining table and chairs, laminate flooring, double glazed window to rear and double glazed French doors giving access out to the rear garden.

FIRST FLOOR LANDING With doors leading off to bedrooms, study/home office and family bathroom.

BEDROOM ONE 13' 00" x 10' 02" (3.96m x 3.1m) Having built-in double wardrobes with shelving and hanging rail, radiator and double glazed window to front with open aspect views.

BEDROOM TWO 12' 03" x 9' 10" (3.73m x 3m) Having radiator, double glazed window overlooking rear garden.

BEDROOM THREE 9' 08" x 8' 01" (2.95m x 2.46m) Having double glazed window to front with open aspect views and radiator, further built-in useful storage cupboard.

STUDY/HOME OFFICE 7' 04" x 3' 11" (2.24m x 1.19m) Ideal for someone working from home.

FAMILY BATHROOM Being re-appointed with a four piece white suite comprising panelled bath with mixer tap, low flush wc, vanity wash hand basin with chrome mixer tap with cupboards beneath, enclosed shower cubicle with mains rain water shower over and shower attachment, chrome ladder heated towel rail, down-lighting, complementary panelling to walls and ceiling, opaque double glazed window to rear elevation.

OUTSIDE TO THE REAR A well maintained enclosed rear garden with full width paved patio and pathway leading to neat lawn, a variety of brick built out-houses and gardeners wc, fencing to perimeter and shared gated covered access to front elevation.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE & O2 Good outdoor
Three Good outdoor, variable in-home
Vodafone Good outdoor and in-home

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 1000 Mbps.

Networks in your area:- City Fibre & 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?
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