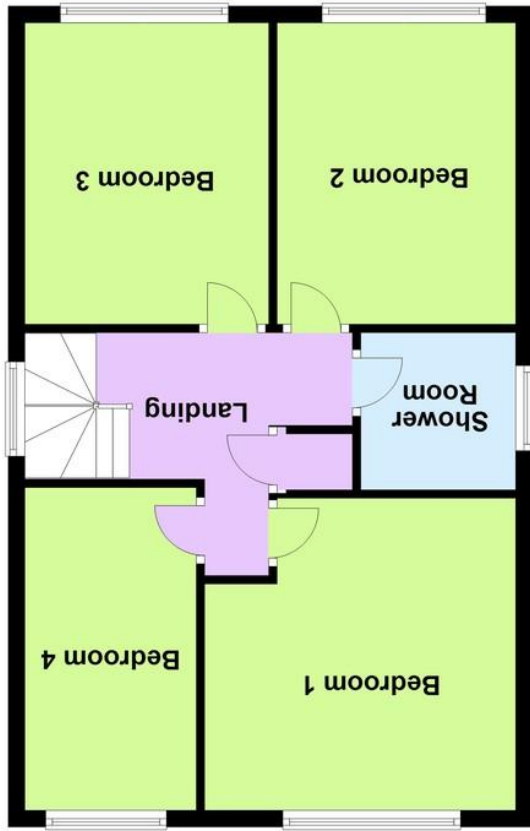


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



**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.

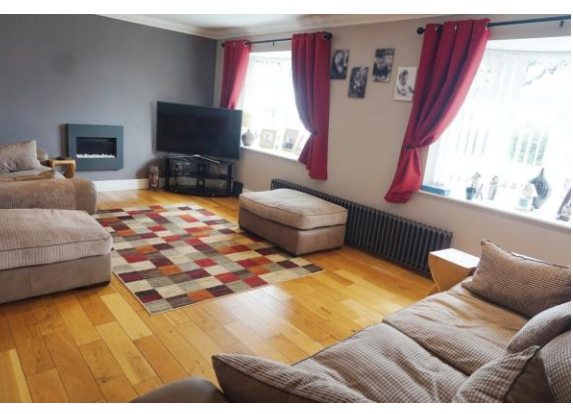
%epcGraph\_c\_1\_330\_r180%

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 WELL PRESENTED FOUR BEDROOMED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FOUR BEDROOMS



69 Springfield Road, Walmley, Sutton Coldfield, B76 2UA

£400,000



## Property Description

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

**OPEN ASPECT VIEWS TO THE FRONT.** This well presented four bedroomed detached family home set back behind a service road with open aspect views over countryside to the front, occupies this sought after residential location close to amenities including excellent local schools and shops and public transport on hand and transport links providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises welcoming reception hallway, spacious family lounge, separate dining room, fitted kitchen, landing, four good sized bedrooms, reappointed family shower room, garage and driveway, well maintained enclosed rear garden. Internal viewing recommended.

Outside to the front the property occupies a sweeping corner plot set back behind a neat lawned fore garden with walled perimeter and pathway, driveway giving off road parking and access to garage, gated access to rear.

**CANOPY PORCH** With outside light.

**WELCOMING RECEPTION HALLWAY** Being approached via an opaque leaded composite reception door with matching side screens, with oak flooring, radiator and turning stair case off to first floor accommodation, with useful under stairs storage cupboard, coving to ceiling and doors off to all rooms.

**GUEST CLOAKROOM** Being refitted with a white suite comprising low flush WC, wash hand basin with chrome mixer tap with tiled splash back surrounds, down lighting, oak flooring, chrome ladder heated towel rail and opaque double glazed window to side elevation.

**SPACIOUS LOUNGE** 19' 05" x 11' 11" (5.92m x 3.63m) Focal point to the room is a feature inset electric fire, down lighting, coving to ceiling, feature vintage style radiator, oak flooring and two double glazed bay windows to front.

**DINING ROOM** 12' 11" x 08' 10" (3.94m x 2.69m) Having oak flooring, space for dining table and chairs, coving to ceiling, double glazed window to rear, radiator.

**KITCHEN** 12' 10" max 10' 08" min x 10' 04" (3.91m x 3.15m) Having a matching range of wall and base units with work top surfaces over, incorporating an inset stainless steel sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood over, built in electric oven beneath, space for fridge freezer, space and plumbing for washing machine, laminate flooring, double glazed window to rear, double glazed door giving access out to rear garden.

**GALLERIED LANDING** Approached via a spindle turning stair case passing an opaque double glazed window to side, with access to loft via a drop down ladder, useful built in storage cupboard and doors off to bedroom's and bathroom.



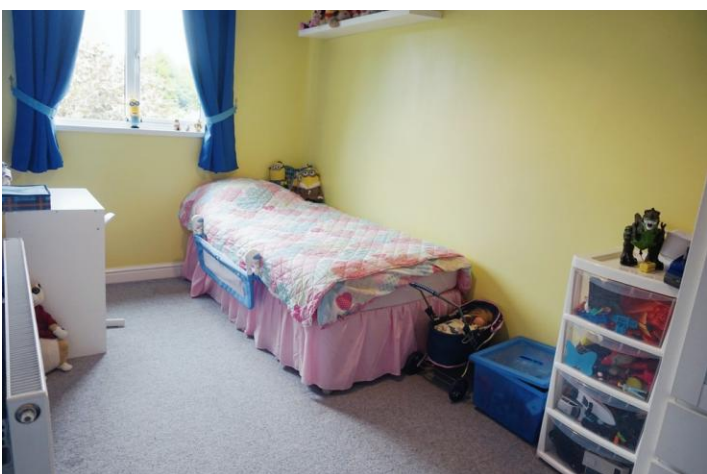
**BEDROOM ONE** 12' 05" max 9' 07" min x 12' 03" (3.78m x 3.73m) Having a range of built in wardrobes, with shelving and hanging rail, with cabin style storage cupboards, radiator, double glazed window to rear.

**BEDROOM TWO** 12' 00" x 09' 07" (3.66m x 2.92m) Having double glazed window to front with open aspect views, radiator, coving to ceiling.

**BEDROOM THREE** 12' 00" x 09' 08" (3.66m x 2.95m) Having double glazed window to front, coving to ceiling, radiator.

**BEDROOM FOUR** 13' 01" x 06' 11" (3.99m x 2.11m) With double glazed window to rear, radiator.

**FAMILY SHOWER ROOM** Being reappointed with a white suite comprising a vanity wash hand basin, storage cupboards beneath, close couple low flush WC, full complimentary tiling to walls, walk in double shower cubicle with mains rain water shower over and shower attachment, chrome ladder heated towel rail, down lighting and opaque double glazed window to side elevation.



**GARAGE** 16' 07" x 9' 01" (5.05m x 2.77m) Up and over door to front, light and power, wall mounted gas combination central heating boiler, double glazed window to rear and double glazed door giving access to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a good sized Westerly facing enclosed rear garden, laid mainly to lawn with paved patio and pathway giving access to both sides of the property with gated access to front, with a variety of shrubs and trees and fencing to perimeter.

Council Tax Band D Birmingham City Council

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

\*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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

