

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

Total area: approx. 113.6 sq. metres (1222.5 sq. feet)



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.

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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



- AN EXCEPTIONALLY WELL PRESENTED THREE BEDROOMED THREE STOREY END OF TERRACE HOUSE
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER
- THREE DOUBLE BEDROOMS* TWO WITH EN SUITES
- GARAGE AND DRIVEWAY
- WELL MAINTAINED PRIVATE ENCLOSED REAR GARDEN

83 Springthorpe Road, Erdington, Birmingham, B24 0PL

£285,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

OCCUPYING THIS SOUGHTAFTER RESIDENTIAL LOCATION. This exceptionally well presented three bedroom, three storey, modern end of terrace, occupies this popular and conveniently situated location, being within easy access of amenities, including local schools and shops, with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation in brief which is arranged over three storeys, comprises welcoming reception hallway, guest cloakroom, ground floor multi functional family room/bedroom three, first floor landing/study area, attractive living room with sun balcony, superb open plan kitchen/diner, second floor landing, master bedroom with en suite bathroom, bedroom two with en suite shower room. Outside to the front the property is set well back from the road behind a neat lawned fore garden and driveway providing off road parking with access to the garage and to the rear there is a well maintained private, enclosed garden. Internal viewing of this property is highly recommended.

The property is set well back from the roadway behind a driveway giving access to the garage, neat lawned fore garden and pathway with gated access to rear and external light.

WELCOMING RECEPTION HALLWAY Approached by a composite reception door with double glazed side screen with laminate flooring, stairs off to first floor accommodation, useful built in storage cupboard, airing cupboard housing pressurised hot water cylinder, pedestrian access door to garage and door off to family room/bedroom four and guest cloakroom.

GUEST CLOAKROOM Having a low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash back surrounds, extractor and opaque double glazed window to side elevation.

GROUND FLOOR BEDROOM THREE/MULTI FUNCTIONAL FAMILY ROOM 12' 11" max x 10' 03" min x 15' 01" (3.94m x 4.6m) Having laminate flooring, radiator, double glazed window to rear and double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Approached by a spindle turning stair case leading to landing area/study area, double glazed window to side and doors off to living room and open plan kitchen/diner.

LIVING ROOM 15' 00" x 9' 08" (4.57m x 2.95m) Having laminate flooring, radiator, double glazed window to front, and double glazed French doors leading out to sun balcony.

OPEN PLAN KITCHEN/DINER Kitchen Area: Having a matching range of high gloss wall and base units, with work top surfaces over having an inset one and a half bowl sink unit with mixer tap and complementary tiled splash back surrounds, space and plumbing for washing machine, integrated dish washer, fitted gas hob with extractor hood above, built in electric cooker, tiled floor, double glazed window to rear, integrated freezer.

Dining Area: Having laminate flooring, space for dining table and chairs, space for fridge/freezer and double glazed French doors giving access out to Juliette balcony.

SECOND FLOOR LANDING Being approached by a turning stair case with a cupboard housing central heating boiler and doors off to master bedroom and bedroom two.

MASTER BEDROOM 13' 00" to wardrobes x 10' 05" max 6' 07" min (3.96m x 3.18m) Having built in double wardrobe, radiator and two double glazed windows to rear elevation and door through to en suite bathroom.

EN SUITE BATHROOM Having a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and low flush WC, part tiling to walls, wall mounted electric shaver point, radiator, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 15' 01" x 9' 07" max 6' 01" min (4.6m x 2.92m) Having double glazed window to front, double glazed French doors giving access out to Juliette balcony, radiator and door through to en suite shower room.

EN SUITE SHOWER ROOM Having being well appointed with a white suite comprising pedestal wash hand basin, low flush WC with part tiling to walls, fully tiled double shower cubicle with mains fed shower over, radiator, extractor and opaque double glazed window to side elevation.

GARAGE 17' 01" x 8' 05" (5.21m x 2.57m) With up and over door to front, light and power and pedestrian access door through to hallway. (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 well maintained enclosed garden, laid mainly to lawn with paved patio and gated access to front, further paved sun terrace to the top of the garden, external power points, cold water tap and fencing to perimeter.

Council Tax Band C Birmingham City Council
Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available 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

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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