

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



LEGAL READY

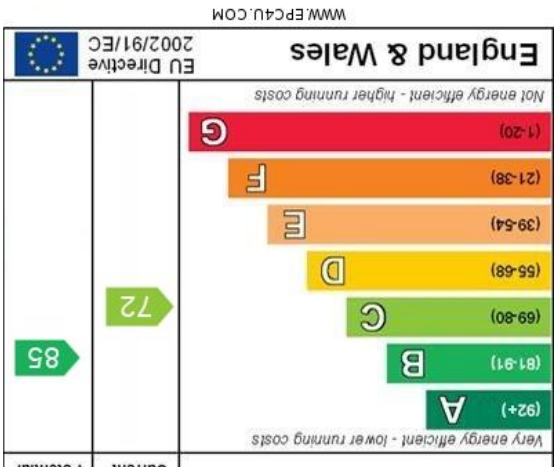
"How does this help me?"

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 SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED ENCLOSED REAR

313 Springfield Road, Sutton Coldfield, B75 7JL

£265,000





## Property Description

**NO UPWARD CHAIN** - This three bedroom semi detached 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 porch, reception hallway, lounge, separate dining room, fitted kitchen, landing, three bedrooms and family bathroom. Outside to the front the property is set back behind a neat lawned fore garden with shrub borders, driveway giving access to the garage and providing ample off road parking, external lighting and to the rear is a good sized enclosed rear garden.

**ENCLOSED PORCH** Being approached via a double glazed entrance door.

**RECEPTION HALLWAY** Being approached by an opaque glazed reception door with stairs off to first floor accommodation, radiator, useful built in storage cupboard and doors off to lounge and kitchen.

**LOUNGE** 15' 02" max 8' 00" min x 12' 00" max 10' 03" min (4.62m x 3.66m) Having fireplace with surround and hearth, fitted with gas fire, radiator, double glazed window to front, double doors leading through to dining room.

**DINING ROOM** 10' 03" x 9' 11" (3.12m x 3.02m) Having space for dining table and chairs, radiator, double glazed door giving access to rear garden with double glazed window to rear and door through to kitchen.

**KITCHEN** 14' 06" max 7' 01" min x 8' 03" (4.42m x 2.51m) Having a matching range of wall and base units, with worktop surfaces over, incorporating inset sink unit with side drainer, tiled splash back surrounds, space for cooker, space and plumbing for washing machine, useful built in under stairs storage cupboard, space for fridge, radiator, double glazed window to rear and pedestrian access to garage.

**FIRST FLOOR LANDING** Being approached by a staircase from reception hallway, with doors off to bedroom's and bathroom.

**BEDROOM ONE** 13' 03" max x 12' 02" max 10' 02" min (4.04m x 3.71m) Having built in wardrobe, radiator, two double glazed windows to front with open aspect views.

**BEDROOM TWO** 12' 02" max x 11' 10" max 9' 10" min (3.71m x 3.61m) With double glazed window to rear, radiator.

**BEDROOM THREE** 9' 08" max x 8' 03" (2.95m x 2.51m) Having built in wardrobe, radiator and double glazed window to front with open aspect views over the fields.

**FAMILY BATHROOM** Having a suite comprising low flush WC, pedestal wash hand basin, panelled bath, opaque double glazed window to rear, radiator.

**OUTSIDE** To the rear there is a good sized well maintained enclosed rear garden with full width paved patio, pathway leading to neat lawn with a variety of shrubs and trees to border, outside cold water tap, security light.

**GARAGE** 24' 04" max 18' 10" min x 8' 10" (7.42m x 2.69m) With up and over door to front, light and power, wall mounted Worcester Bosch central heating boiler, pedestrian access door to rear garden and further door to guest cloakroom (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GUEST CLOAKROOM** Being accessed off garage and having low flush WC and window to rear.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice likely availability for Three limited availability for EE, O2 & Vodafone and data No availability for EE likely availability Three and limited availability for O2 & Vodafone  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 11 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.