

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



LEGAL READY

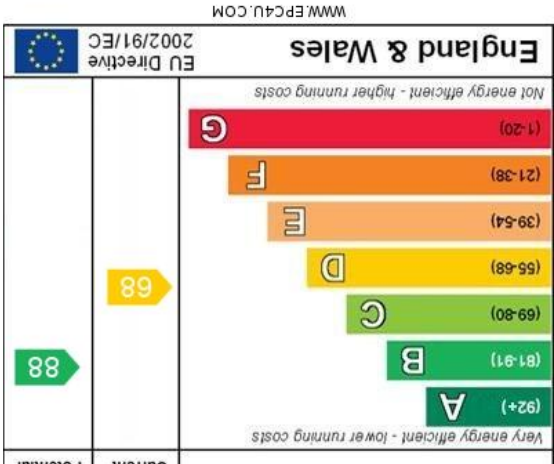
"How does this help me?"

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.



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 .....



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED TRADITIONAL STYLE SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- SUPERB CONSERVATORY
- MODERN RE-FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- GARAGE AND MULTI VEHICLE BLOCK PAVED DRIVEWAY

129 Springfield Road, Walmley, Sutton Coldfield, B76 2SN

£385,000





## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**POPULAR RESIDENTIAL LOCATION** - This immaculately presented traditional semi detached house occupies this popular residential location close to amenities including excellent local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield town centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises:- Entrance porch, welcoming reception hallway, two reception rooms, superb conservatory \*\*\*\* re-fitted kitchen, guest wc, landing, three double bedrooms and a well appointed family bathroom. Outside to the front is a multi vehicle driveway giving access to the garage and to the rear is a pleasant enclosed rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property occupies a pleasant position on the road overlooking fields and is set back behind a multi vehicle block paved driveway with walled and fenced perimeter, driveway provides off road parking with access to the garage, gated access to the rear, external lighting and cold water tap.

**ENTRANCE PORCH** Approached by a double glazed entrance door with matching side screens.

**WELCOMING RECEPTION HALLWAY** Being approached via a double glazed reception door with side screens, spindle staircase off to first floor accommodation, useful understairs storage cupboard, down lighting, laminate flooring, radiator and doors off to dining room lounge and kitchen.

**FRONT RECEPTION ROOM/DINING ROOM** Having walk in double glazed bay window to front, coving to ceiling, fire place with surround and hearth, fitted with gas fire, built in storage cupboard, space for dining table and chairs, coving to ceiling, fitted dado rail, radiator.

**REAR RECEPTION ROOM/LOUNGE** Focal point to room is a feature fireplace with surround and hearth with fitted living flame gas fire, down lighting, coving to ceiling, radiator and double glazed sliding patio door leading through to conservatory.

**CONSERVATORY** Having double glazed windows to side and rear elevation, wood flooring, wall light point and double glazed French doors giving access out to the rear garden.

**KITCHEN** Having being refitted with a modern matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with hose style mixer tap and tiled splash back surrounds, fitted gas hob with extractor set in canopy above, built in grill and oven with drawers beneath, laminate flooring, radiator, down lighting, coving to ceiling, double glazed bay window to rear elevation, opaque double glazed door leading through to utility room.

**UTILITY ROOM** Space and plumbing for washing machine and further appliances, double glazed window to rear, double glazed door giving access out to rear garden, door through to guest WC. and pedestrian access door through to the garage.

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

**GARAGE** Having roller shutter door to front, light and power, wall mounted gas central heating boiler and door giving access through to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**LANDING** Approached via a spindle stair case from reception hallway passing opaque double glazed window to side, down lighting and doors off to bedrooms and bathroom.

**BEDROOM ONE** Having walk in double glazed bay window to front, with open aspect views over fields and countryside, built in wardrobes with mirror fronted doors, shelving and hanging rail, down lighting, coving to ceiling, radiator.

**BEDROOM TWO** Having built in wardrobes with sliding doors, shelving and hanging rail, radiator and double glazed window to rear elevation.

**BEDROOM THREE** Having double glazed bay window to front with open aspect views over fields and countryside, radiator, and further double glazed window to rear.

**BATH ROOM** Having a white suite comprising a bath with mains fed shower over, pedestal wash hand basin with cupboards below, low flush WC, full complementary tiling to walls and floor, down lighting, ladder heated towel rail, coving to ceiling and double glazed window to side and rear elevation.

**OUTSIDE** To the rear there is a well maintained, enclosed rear garden with paved patio and pathway with gated access to front, outside cold water tap, steps and retaining wall leading to neat lawned garden with garden pond, fencing to perimeter, timber framed garden shed and external lighting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE Three & Vodafone Good outdoor and in-home  
O2 Good outdoor

Broadband coverage -  
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach & Gt y Fibre

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**