

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



- TRADITIONAL DETACHED HOME
- OCCUPYING A LARGE CORNER PLOT
- SCOPE & POTENTIAL TO EXTEND
- LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS



Springfield Crescent, Walmley,  
Sutton Coldfield, B76 2SS

Offers In Excess Of  
£400,000





## Property Description

**SCOPE & POTENTIAL TO EXTEND** - This traditional style three bedroom detached family home occupies this large corner position offering scope and potential to extend and is conveniently situated for local amenities including the schools Fairfax & John Willmott, shops at Reddipap and public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises enclosed porch, reception hallway, two reception rooms, fitted kitchen, covered side entry, landing, three good sized bedrooms, reappointed family bathroom and separate WC. Outside to the front the property occupies a commanding position on the road set back behind a multi vehicle Crete print driveway providing ample off road parking with scope to extend the property (subject to planning), and to the rear there is a mature private rear garden. Early internal viewing of this property is highly recommended and in more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a corner plot and is set back behind a multi vehicle Crete print driveway providing ample off road parking with walled perimeter, access to the garage and gated access to rear.

Opaque glazed reception door with tiled floor.

**RECEPTION HALLWAY** Approached via glazed reception door with stairs off to first floor accommodation, radiator, laminate flooring and doors off to all rooms.

**LOUNGE** 15' 10" into bay x 10' 3" (4.83m x 3.12m) Having walk-in double glazed bay window to front, radiator, feature stone fire place and hearth, leaded double glazed window to side, further radiator and coving to ceiling.

**DINING ROOM** 11' 5" x 12' 8" (3.48m x 3.86m) Having double glazed French doors with matching side screens giving access out to rear garden, leaded double glazed window to side, chimney breast with fire place, laminate flooring, space for dining table and chairs and radiator.

**FITTED KITCHEN** 9' 2" x 8' 3" (2.79m x 2.51m) Having been refitted with a modern range of base units with worktop surfaces over incorporating inset one and a half bowl sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted Halogen hob with built-in cooker beneath, integrated fridge, laminate flooring, radiator, double glazed window to rear and opening to useful under stairs storage with space and plumbing for dishwasher, fitted units with worktop surfaces over with opaque glazed door to side.



**COVERED SIDE ENTRY** 23' 6" x 2' 6" (7.16m x 0.76m) With doors to front and rear elevations, useful under stairs storage, pedestrian access door to garage and further door to guest WC.

**WC** Having low flush WC and quarry tiled floor.

**LANDING** Being approached via turning staircase passing opaque double glazed window to side, access to loft and doors off to bedrooms, bathroom and separate WC.

**BEDROOM ONE** 15' 10" into bay x 10' 3" (4.83m x 3.12m) With walk-in double glazed bay window to front and radiator.

**BEDROOM TWO** 12' 9" max x 11' max (3.89m x 3.35m) With double glazed window overlooking rear garden, radiator and laminate flooring.

**BEDROOM THREE** 11' 10" x 9' 1" (3.61m x 2.77m) With double glazed window to front and radiator.

**FAMILY SHOWER ROOM** Being reappointed with a white suite comprising vanity wash hand basin with antique style mixer tap and cupboards beneath, full complementary tiling to walls, enclosed double shower cubicle with mains rainwater shower over and shower attachment, laminate flooring, chrome ladder vintage style towel rail, down lighting and opaque double glazed window to rear elevation.

**GARAGE** 14' 10" x 7' 8" (4.52m x 2.34m) With up and over door to front, light, power, wall mounted gas central heating boiler and pedestrian access door to side walkway.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GOOD SIZED MATURE REAR GARDEN** Being laid mainly to lawn with a variety of mature shrubs and trees, fencing to perimeter and patio wraps round to the side of the property with double timber gates giving access to front.

The property has excellent potential to extend.

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.

