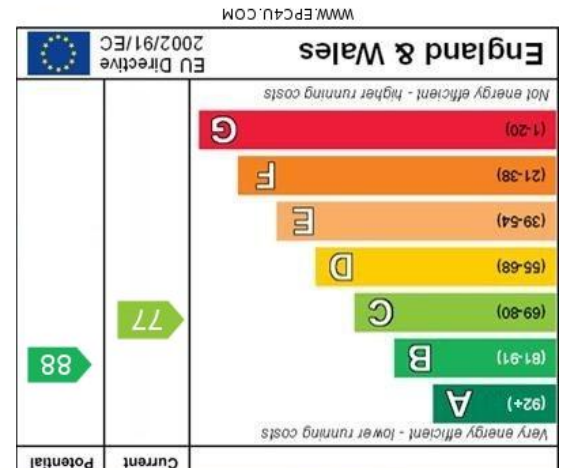


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

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.



Walmley | 0121 313 1991



- AN EXCEPTIONALLY WELL PRESENTED THREE BEDROOMED THREE STOREY END OF TERRACE HOUSE
- ATTRACTIVE LOUNGE WITH BALCONY
- SUPERB OPEN PLAN KITCHEN/DINER
- THREE DOUBLE BEDROOMS TWO WITH EN SUITES AND GROUND FLOOR SHOWER ROOM
- GARAGE AND DRIVEWAY



71 Springthorpe Road, Erdington, Birmingham, B24 0PL

£290,000

Property Description

OCCUPYING THIS SOUGHT AFTER 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, ground floor multi functional family room/bedroom three and ground floor shower room, 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.

Outside to the front occupies a pleasant position on the road set back behind a neat lawned fore garden, driveway providing off road parking with access to the garage, electric charging point, pathway with gated access to the side.

RECEPTION HALLWAY Being approached by an entrance door with opaque double glazed window to side, laminate flooring, radiator, stairs leading off to first floor accommodation and doors leading off to ground floor bedroom/family room, useful built in storage cupboard., pedestrian access door to garage and door through to guests cloakroom/ground floor shower room.

GUEST CLOAKROOM/DOWNSTAIRS SHOWER ROOM Being reappointed with a white suite comprising pedestal wash hand basin with mixer tap, low flush WC, part tiling to walls, tiled floor, radiator, fully tiled enclosed shower cubicle with mains fed shower over, extractor and opaque double glazed window to side elevation.

MULTI FUNCTIONAL GROUND FLOOR BEDROOM/FAMILY ROOM 15' 02" x 12' 05" max 10' 02" min (4.62m x 3.78m) Having walk in double glazed French doors giving access out to rear garden, radiator and double glazed window to rear.

FIRST FLOOR LANDING/STUDY AREA Approached via turning stair case from reception hallway and further stair case leading off to second floor landing, double glazed window to side and doors off to living room and 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.

KITCHEN/DINER 15' 02" x 13' 04" max 10' 03" min (4.62m x 4.06m) Kitchen area having a matching modern range of wall and base units, with work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood above, electric cooker, space and plumbing for washing machine, space for fridge and freezer, tiled floor, double glazed window to rear.

Dining area having laminate flooring, space for dining table and chairs, radiator and double glazed French doors leading out to Juliette balcony.

SECOND FLOOR LANDING Approached by a stair case flowing from first floor landing, cupboard housing gas central heating boiler, access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 15' 00" max 8' 08" min x 10' 02" max 6' 07" min (4.57m x 3.1m) having two double glazed windows to rear, laminate flooring, radiator, built in wardrobe and door through to en suite bathroom.

EN SUITE BATHROOM Having a white suite comprising panelled bath, pedestal wash hand basin, low flush WC, tiling to walls, radiator, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 15' 02" x 9' 10" max 6' 00" min (4.62m x 3m) Having laminate flooring, radiator, double glazed window to front, double glazed French doors to Juliette balcony and door leading through to en suite shower room.

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

OUTSIDE To the rear is a well maintained enclosed garden with paved patio, neat lawn, variety of shrubs and trees to border, timber framed garden shed, decked seating area and gate giving access to side with covered side entrance to front.

GARAGE 15' 11" x 8' 04" (4.85m x 2.54m) Having light and power, up and over door to front, pedestrian access door through to reception door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE & O2 limited availability for Three & Vodafone and data likely availability for EE limited availability for 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

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 leasehold with approximately 107 years remaining. Service Charge is currently running at N/A and is reviewed N/A The Ground Rent is currently running at peppercorn rate and is reviewed N/A. 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 Solicitors 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

