



28 Springfield Crescent, B92 9AF

Sale Price £375,000



**Love
Property Co.**

28 Springfield Crescent, Solihull, B92 9AF

Tenure - Freehold
EPC Rating - C
Council Tax Band - C

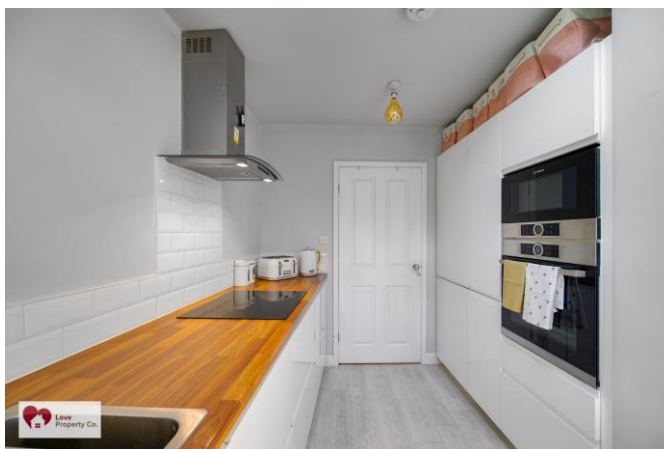
Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size, extended and fully refurbished three-bedroom semi-detached B92 post code home within a prime residential location close to amenities, close top JLR, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC. With No Upward Chain.

The property offers the perfect opportunity and benefits from UPVC double glazing, Worcester Bosch gas central heating with hive, private south facing rear garden with a patio area, good sized porch and entrance hall, lounge, open plan kitchen/diner/living area with integrated appliances, utility, down stairs shower room, first floor landing, three bedrooms, modern family bathroom with shower over bath, private garden to rear and a good size driveway for multiple vehicle.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.

PROPERTY LOCATION

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



PROPERTY MEASUREMENTS:

LOUNGE

22' 10" X 10' 6" (6.95m x 3.20m)

OPEN PLAN KITCHEN/LIVING/DINING

21' 4" X 13' 10" (6.50m x 4.21m)

UTILITY

4' 0" X 7' 3" (1.22m x 2.20m)

DOWNSTAIRS SHOWER ROOM

4' 11" X 7' 3" (1.51m x 2.20m)

BEDROOM ONE

12' 6" X 10' 6" (3.80m x 3.20m)

BEDROOM TWO

10' 6" max X 10' 6" (3.19m x 3.20m)

BEDROOM THREE

6' 5" max X 6' 3" (1.95m x 1.90m)

FAMILY BATHROOM

7' 2" X 6' 3" (2.18m x 1.90m)

BOARDED LOFT (APPROX)

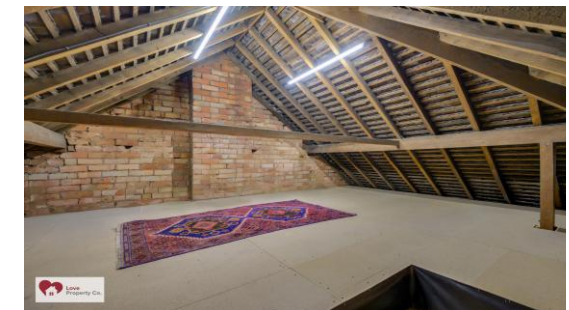
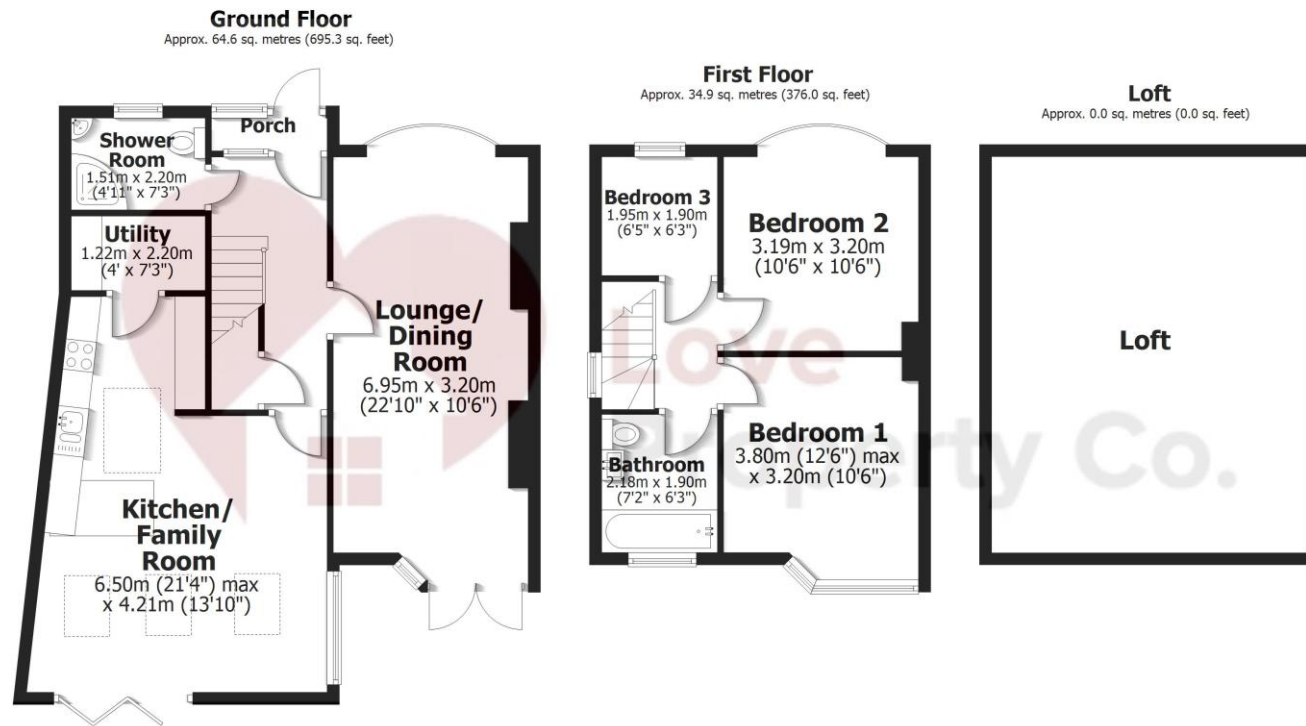
6.5m x 5.2m

Total area: approx. 99.5 Sq metres (1071.2 sq feet)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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