



# Springfield Crescent, Solihull

## Offers In The Region Of £435,000

- FIVE BEDROOMS
- EXTENDED OPEN PLAN KITCHEN DINING ROOM
- HOME OFFICE/ANNEX STUDIO
- BEAUTIFULLY FITTED THROUGHOUT
- SPACIOUS FLEXIBLE ACCOMODATION
- THREE BATHROOMS
- BI FOLDING DOORS
- OFF ROAD PARKING
- TURN KEY READY
- CHAIN FREE

Springfield Crescent leads just off Valley Road which joins Old Lode Lane along which regular bus services operate to the town centre of Solihull and to the city centre of Birmingham via the A45 Coventry Road where one will find a wide choice of shopping facilities.

Travelling east along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

There are local shops sited along Old Lode Lane and in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets.

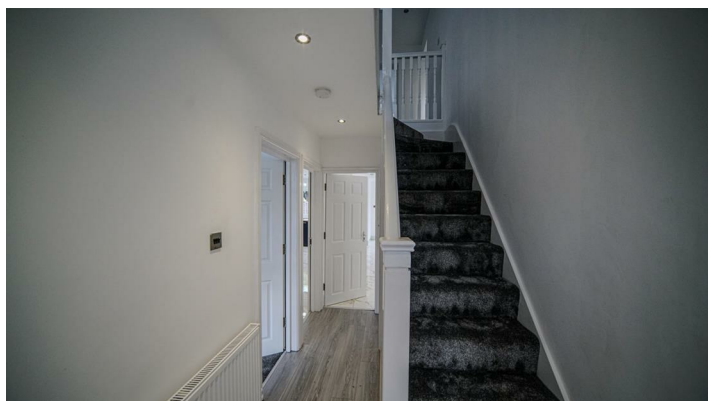
Solihull town centre offers a wide choice of shopping facilities together with a main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is set back from the road behind a tarmac driveway with brick retaining wall leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via composite composite front door leading to inner door.

### **ENTRANCE HALL**



A bright reception hall allowing access to all downstairs living accommodation, shower room and stairs to first floor.

### **LIVING ROOM**

**12'0" x 9'11" (3.661 x 3.031)**



A good sized room with large bay window to front elevation with ceiling light and wall mounted radiator.

### **KITCHEN/DINING/LIVING ROOM** **21'9" x 25'4" max (6.630 x 7.741 max)**



A huge open plan space with window, door and bi folding door to the rear elevation. With access into the garden and utility space and benefitting from boiler fed underfloor heating throughout. The kitchen is well fitted with a stylish finish and benefits from a range of wall mounted and base units with worktop over. With a selection of top of the range integrated appliances including fridge freezer, electric oven, microwave, 5 burner gas hob and electric extractor and dishwasher. An impressive room with a top quality finish making this an excellent entertaining and living space.



### **UTILITY**

**5'3" x 9'6" (1.614 x 2.896)**

Housing the heating systems and pressurised tank with space and plumbing for washing machine and dryer. with under floor heating.

### **STUDY/GARDEN ROOM**

**10'0" x 17'7" (3.065 x 5.377)**

A brick built and tiled roofed garden room that has been fully insulated with cavity wall insulation, plastered and has plumbing for toilet and washing if required. Fitted with double glazing and UPVC door this could be an ideal studio/study/annex.

### **SHOWER ROOM**

**8'9" x 5'3" (2.685 x 1.614)**

A ground floor shower room fully tiled with shower cubicle with drench shower fittings, toilet and wash basin with vanity unit, heated towel rail and under floor heating with window to front elevation and ceiling light.

### **FIRST FLOOR LANDING**

A through landing with window to front elevation and access to three double bedrooms and bathroom.



**BEDROOM ONE**  
**12'6" x 9'11" (3.823 x 3.031)**



A large double room with bay window to front elevation, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**11'10" x 9'11" (3.61 x 3.03)**



Another double room with window to rear elevation, ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**10'6" x 10'0" (3.205 x 3.060)**



A double room with window to rear elevation ceiling light and wall mounted radiator.

**BATHROOM**  
**9'7" x 5'4" (2.945 x 1.631)**



A beautifully fitted bathroom with jacuzzi bath and shower over with screen, wash basin with vanity unit, toilet, electric mirror and heated towel rail. With a window to front elevation and ceiling light.

**SECOND FLOOR LANDING**

Allowing access to two further bedrooms and the shower room.

**BEDROOM FOUR**  
**10'6" x 8'1" (3.223 x 2.471)**

A double room with large window to rear elevation, with ceiling light and wall mounted radiator.

**BEDROOM FIVE**  
**7'10" x 12'8" (2.401 x 3.881)**

A bedroom with double skylights to the front elevation, ceiling light and wall mounted radiator.

**SHOWER ROOM**

A well fitted shower room with shower cubicle and thermostatic shower, wash basin with vanity units, toilet, heated towel rail, ceiling light and a window to rear elevation.

**OUTSIDE**



With attractive tarmac drive way bordered by a dwarf brick wall allowing parking for numerous vehicles. To the rear we have good sized private garden with large printed patio and lawned area. The garden is bordered by mature shrubs and benefits from a home office/garden room.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

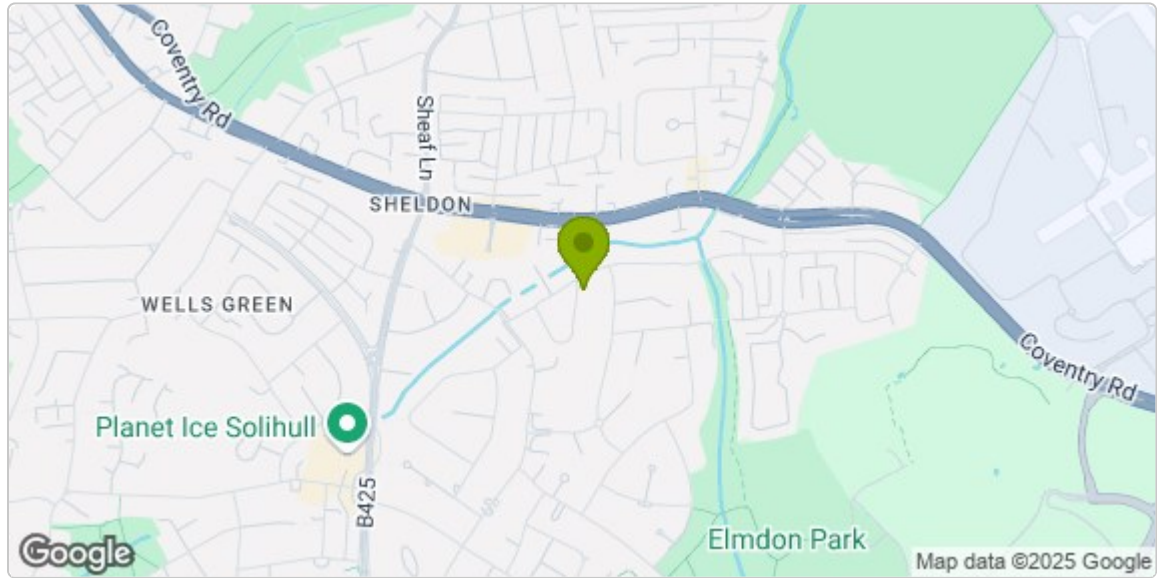
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along past the shops, turn right into Valley Road and take the second turning on the right into Springfield Crescent where the property will be found on the right hand side.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
84 Springfield Crescent  
Solihull Solihull B92 9AE

**Council Tax Band:** C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |