



smarthomes

Springfield Crescent

Solihull

- A Beautifully Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge/ Extended Kitchen Diner
- Family Shower Room

Offers Over £335,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A beautifully presented and extended three bedroom semi detached property briefly affording open plan through lounge/extended kitchen diner, three bedrooms, shower room, well screened rear garden, garage and off-road parking for multiple vehicles

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 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.



Rooms & Measurements

Entrance Hall

Lounge to Front - 3.7m (into bay) x 3.2m (12'1" x 10'5")

Extended Kitchen Diner to Rear - 7.2m x 3.6m (23'7" x 11'9")

Bedroom One to Front - 3.8m (into bay) x 3.2m (12'5" x 10'5")

Bedroom Two to Rear - 3.6m (into half bay) x 3.2m (11'9" x 10'5")

Bedroom Three to Front - 1.9m x 1.9m (6'2" x 6'2")

Shower Room to Rear - 2m x 1.8m (6'6" x 5'10")

Garage - 3.7m x 1.9m (12'1" x 6'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

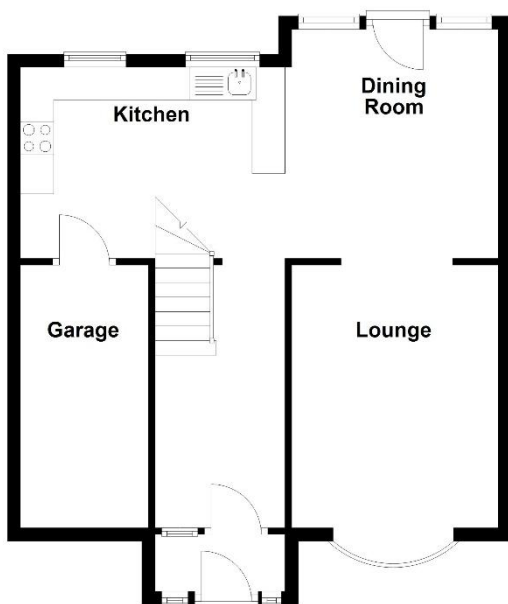
EPC supplied by Nigel Hodges

Current council tax band – C



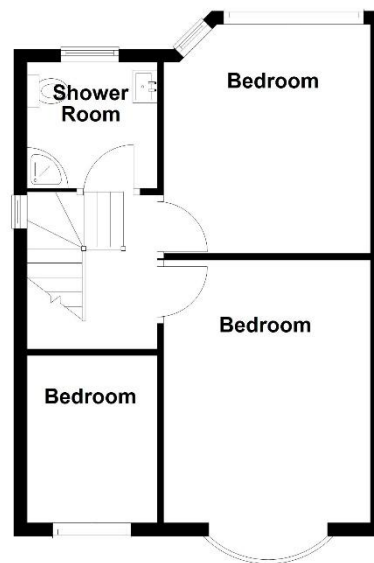
Ground Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.