ACRES

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- Conclusively extended and converted
- Four bedroomed, semi detached home
- Family bathroom
- Spacious open lounge through dining area
- Rear conservatory
- Fitted kitchen with side utility
- Inner hall, fourth bedroom/multi use & shower room
- Substantial storage room
- Sweeping, spacious drive to fore
- Patio rear garden





SPRINGFIELD CRESCENT, SUTTON COLDFIELD, B76 2SS - O.I.R.O £385,000

Occupying a desirable position on the popular Springfield estate in Sutton Coldfield, this four-bedroom freehold semi-detached family home offers superb internal proportions, versatile accommodation and excellent scope for personalisation. Having been extended and converted to provide additional living space, the property presents an exciting opportunity for buyers seeking a spacious home that can be tailored to suit their own tastes and requirements. The location is particularly appealing, with a range of local amenities readily accessible, including schooling, everyday shopping facilities and essential services. Readily available bus services further enhance connectivity, providing convenient access throughout Sutton Coldfield and the surrounding areas. Benefitting from gas central heating and PVC double glazing, both where specified, the accommodation briefly comprises an entrance porch leading into a deep and welcoming reception hall. The principal living space features a family lounge opening into a rear dining area, creating a sociable layout ideal for everyday family life and entertaining, with a conservatory beyond providing further reception space overlooking the garden. A renewed fitted kitchen is complemented by a useful side utility area. An inner hallway leads to the ground floor's fourth bedroom, offering excellent flexibility for use as guest accommodation, a home office or additional family space. A ground floor shower room and substantial storage room further enhance the practicality of the layout. To the first floor, there are three traditional bedrooms, all served by a family bathroom. A loft ladder provides access to a partially converted loft space, featuring boarded flooring and walls, as well as a skylight, offering useful additional storage potential. Externally, the property benefits from an impressive, well-maintained driveway providing extensive off-road parking. To the rear, the garden is predominantly laid to patio, creating a generous and low-maintenance outdoor space with ample room for al fresco dining, relaxation and entertaining. Combining generous proportions, adaptable accommodation and a sought-after residential setting, this extended family home offers considerable appeal for a variety of buyers. To fully appreciate the space, versatility and potential on offer, an internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicle gravel drive, access is gained into the accommodation via a PVC double glazed set of French doors into:

PORCH: Space is provided for cloaks storage, an internal obscure PVC double glazed door with window to side opens into:

ENTRANCE HALL: Glazed doors radiate to kitchen and to lounge, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA: 23'00 (into bay) x 21'01 max / 11'04 min: PVC double glazed bay window to fore, space for complete lounge suite and dining table with chairs, radiators, glazed door back to entrance hall and sliding patio doors open to:

REAR CONSERVATORY: 10'03 x 6'03: PVC double glazed windows and French doors open to rear garden, space is provided for garden furniture or lounging suite, sliding patio doors open back to dining area / family lounge.

FITTED BREAKFAST KITCHEN: 13'07 x 7'04: PVC double glazed window to rear, matching wall and base units with integral dishwasher, fridge, freezer, oven and grill, edged work surfaces with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space is provided for a breakfast bar, door to understairs storage, a glazed door opens back to entrance hall and further glazed door to:

UTILITY: 14'07 (through inner hall) x 10'11 max / 6'03 min: PVC double glazed door and window to rear, matching wall and base units with recesses for washing machine and dryer, roll edged work surface with sink unit provided, tiled splashbacks, radiator, glazed door back to kitchen and to a large storage room, further doors to a ground floor bedroom / multi purpose room and shower room.

GROUND FLOOR BEDROOM / MULTI PURPOSE ROOM: 16'04 x 12'09 max: PVC double glazed bow windows to fore, space is provided for a double bed and complementing suite or opportunity for further uses including family area, games room, office / study room, radiator, door opens to storage and door opens back to inner hall / utility.

SHOWER ROOM: Suite comprising shower with splash screen doors, vanity wash hand basin and WC, ladder style radiator, panelled splashbacks, door back to inner hall.

STORAGE ROOM: 17'06 x 6'06 max: PVC double glazed obscure door to fore, space is provided for varying storage with opportunity for further uses, a glazed door opens back to inner hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 13'05 (into bay) x 11'04 max / 9'09 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'06 x 10'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7'08 (to wardrobes) x 7'07: PVC double glazed window to fore, space for bed and complementing suite, fitted wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to landing,

LOFT SPACE: Loft has been boarded with a skylight window to rear, accessible via a loft ladder.

REAR GARDEN: A paved rear garden together with timber-lined perimeters is provided, access is gained back into the home via PVC double glazed doors to conservatory and to utility.















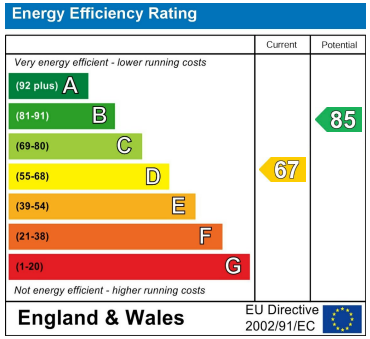
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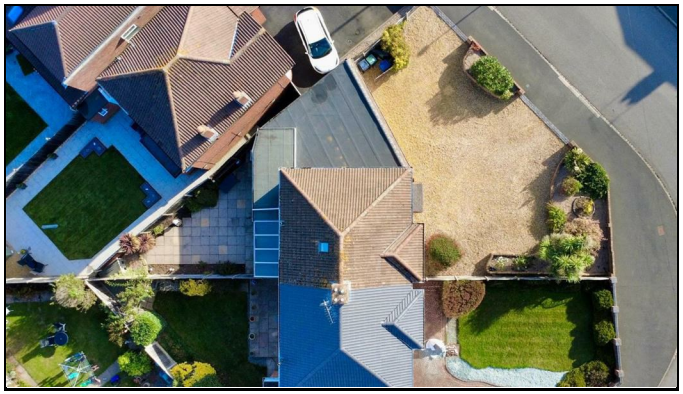
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.