



smarthomes

Springfield Crescent

Solihull, West Midlands, B92 9AE

- An Extended Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Shower Room

£325,000

EPC Rating - 63

Current Council Tax Band - C





Property Description

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.

The property is set back from the road behind a sleeper edged artificial lawned fore garden and block edged tarmac driveway providing off road parking extending to part glazed double doors to utility room, electric car charging point and UPVC double glazed French doors leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting and wooden door with feature glazed insert leading through to

Entrance Hallway

With ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring and doors leading off to

Lounge Diner

25' 3" x 10' 2" (7.7m x 3.1m) With double glazed bay window to front elevation, two ceiling light points, two radiators, wood effect flooring, feature archway and double glazed bay window incorporating French doors leading out to the rear garden



Extended & Re-Fitted Breakfast Kitchen to Rear

14' 9" x 11' 5" (4.5m x 3.5m) Being re-fitted with a contemporary range of high gloss, handle-less wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, complementary tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for dishwasher, space for American style fridge freezer, breakfast bar seating area, plinth lighting, radiator, ceiling light points, wood effect flooring, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and part glazed door leading into



Utility Room to Front

15' 8" x 5' 2" (4.8m x 1.6m) With part glazed double doors to driveway, a range of fitted wall and base units, laminate work surface, space and plumbing for washing machine and tumble dryer, wood effect flooring and ceiling light points



Accommodation on the First Floor

Landing

With double glazed window to side elevation, ceiling light point, loft access and doors leading off to

Bedroom One to Front

13' 1" x 10' 2" (4.0m x 3.1m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes



Bedroom Two to Rear

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

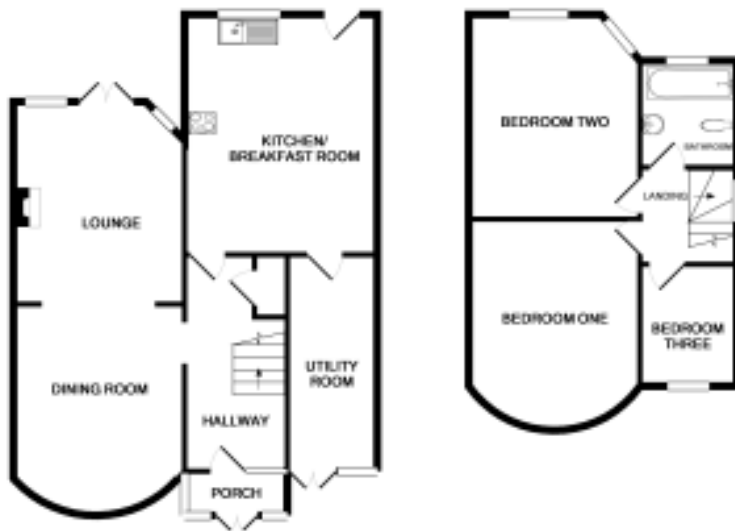
7' 2" x 5' 10" (2.2m x 1.8m) With double glazed window to front elevation, radiator, ceiling light point and cupboard housing boiler

Re-Fitted Family Shower Room to Rear

6' 6" x 5' 6" (2.0m x 1.7m) Being re-fitted with a three piece white suite comprising of; raised walk-in shower area with feature thermostatic rainfall shower and additional shower attachment, WC with enclosed cistern and vanity wash hand basin with storage below, complementary tiling to walls and floor, obscure double glazed window to rear, electric panel radiator, extractor and ceiling light point

Landscaped Rear Garden

Having a paved patio, artificial lawned areas, sleeper edged borders with a variety of mature shrubs and bushes, fencing to boundaries, decked terrace with elevated feature pond and further paved patio to rear with Summer house



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 and 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.