

Springfield Crescent,



Offers Over £365,000

Springfield Crescent,

- Semi-Detached
- 3 Bedrooms
- Out Building
- Off-Road Parking
- Good Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Locked Garage
- Garden
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

KLARICO estate agents proudly present this stunning 3-bedroom semi-detached property located within a prominent part of Birmingham. Benefits from having an impressive rear garden and provides off road parking for multiple vehicles. Provides 2 reception rooms.

Nestled in the charming Springfield Crescent of Solihull, this delightful semi-detached house, built between 1930 and 1939, offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,384 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is thoughtfully designed, ensuring comfort and functionality for everyday use.

One of the standout features of this property is the amazing kitchen, complete with an island and ample storage units, making it a dream for any culinary enthusiast. The spacious back garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes an outbuilding, which can serve various purposes, from a workshop to a playroom.

For those with vehicles, the property offers parking for up to three vehicles, along with a lockable garage, providing both security and convenience.

This home is not just a place to live; it is a sanctuary that combines space, style, and practicality in a sought-after location. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs and exceed your expectations.

Directions

Porch
2.01 x 1.11 (6'7" x 3'7")
Double glazed window and door to front, ceiling light, laminate flooring, door to hallway

Reception
4.55m x 3.17m (14'11" x 10'5")
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights and fan, skirting, coving to ceiling

Living Room
4.76m x 3.17m (15'7" x 10'5")
Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

Kitchen
4.76m x 4.13m (15'7" x 13'7")
Double glazed window and door to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and integrated extractor fan, integrated dish washer, fridge freezer, island with integrated electric and storage units.

WC
Laminate flooring, wash basin with separate taps, toilet, ceiling light, extractor fan

Garage
2.76m x 2.00m (9'1" x 6'7")
Garage door, ceiling light, concrete flooring, door to kitchen

Bedroom 1
3.20m x 3.17m (10'6" x 10'5")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, integrated fan

Bedroom 2
3.22m x 3.15m (10'7" x 10'4")
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, integrated fan

Bedroom 3
2.07m x 2.03m (6'9" x 6'8")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom
2.16m x 2.03m (7'1" x 6'8")
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap, heated towel rail, extractor fan

Garden Room
Double glazed window and door to front, laminate flooring, skirting, ceiling light

Workshop
3.36m x 2.18m (11'0" x 7'2")
Double glazed window and door to front, laminate flooring, skirting, ceiling light

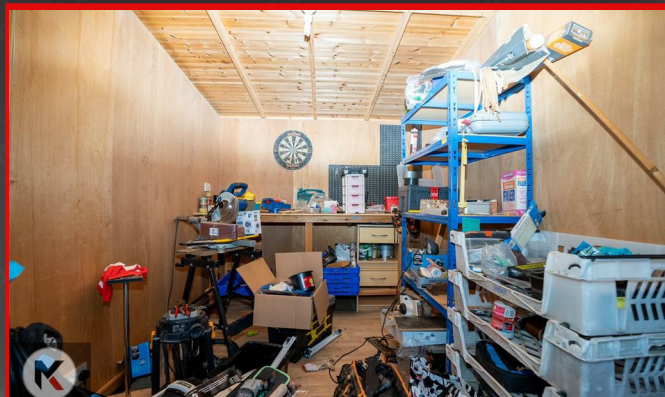
Garden
Spacious garden, decking, privacy from rear, Fence panels to boundaries, laid lawn, patio area



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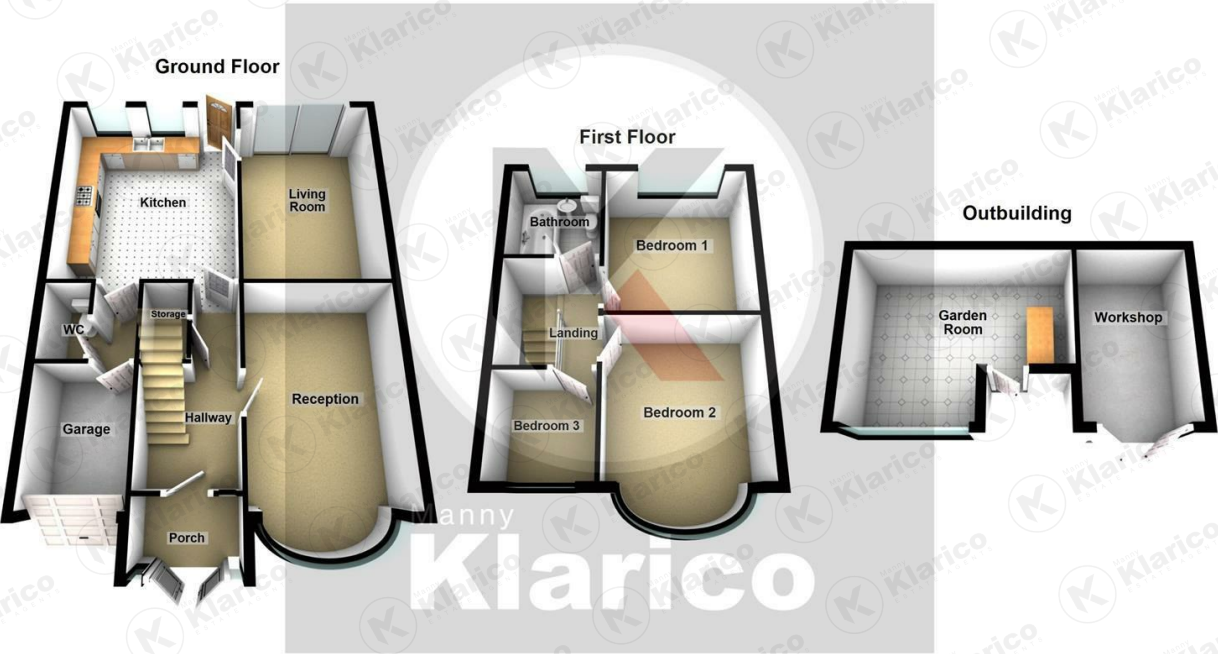


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Total area: approx. 128.6 sq. metres (1384.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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