



melvyn
Danes
ESTATE AGENTS



Springfield Crescent
Solihull
Asking Price £315,000

Description

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 paved driveway leading to the accommodation which comprises of entrance porch, entrance hall with under stair storage, living room with large bay window and an open arch into the open plan kitchen dining room with has been recently refitted with a stylish modern kitchen that has a range of integrated appliances. With full height French doors leading into the particularly good sized garden. With further access into the utility/hobby space that has further access into the rear garden and the other way into the single garage.

To the first floor we have three bedrooms, two of which are good sized doubles and one of which has fitted storage. We also have the family bathroom room and access into the boarded loft.

To the rear we have large extending garden with patio area bordered by mature shrubs and panelled fencing leading to mature trees and various sheds and storage. To the front we have off road parking for several vehicles with electric charging point.



Accommodation

Entrance Porch

Entrance Hall

Living Room

9'10" x 12'6" (3.005 x 3.833)

Open Plan Living Dining Room

12'0" x 15'11" (3.682 x 4.868)

Bar/Hobby Room

21'8" x 6'1" (6.614 x 1.865)

Garage

7'7" x 6'1" (2.330 x 1.865)

Bedroom One

9'10" x 12'6" (3.010 x 3.819)

Bedroom Two

9'10" x 11'11" (3.010 x 3.649)

Bedroom Three

6'6" x 5'8" (1.990 x 1.738)

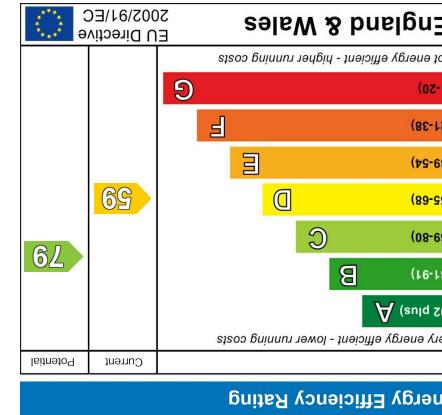
Bathroom

5'7" x 6'7" (1.716 x 2.012)

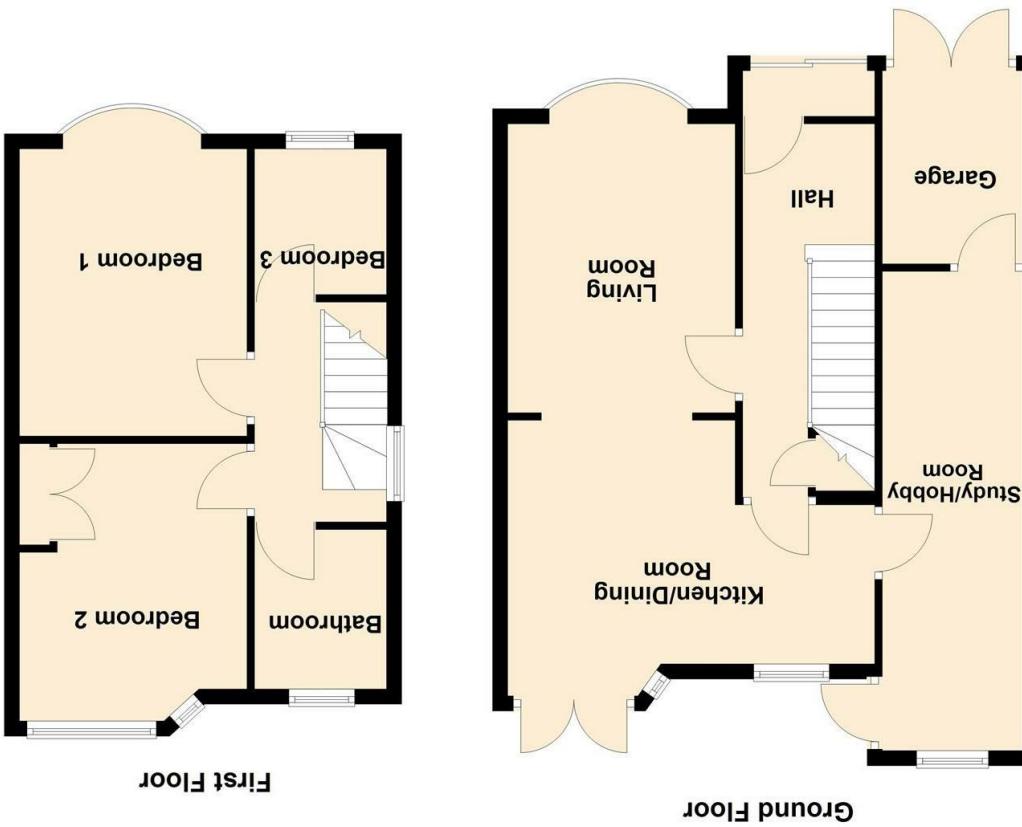
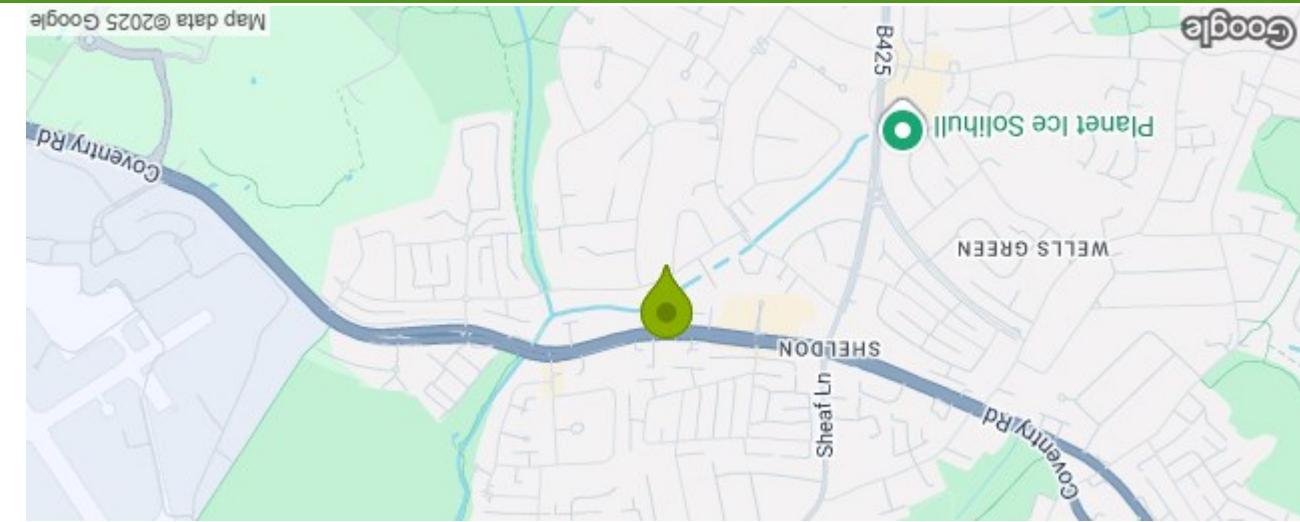
Private Rear Gardens

Off Road aprking





86 Springfield Crescent Solihull B92 9AE
Council Tax Band: C



PROPERTY FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

REFERRAL FEES: Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intendng purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence of information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

and do not by these Particulars or otherwise verify or warrant that they are in working order.

VIEWING: By appointment only with the office on the number below 0121 711 1712

MOBILE: We understand that the property is likely to have/have limited current mobile coverage (data taken from checker.ocm.org.uk on 13/06/2025). Please note that the actual services available may be different depending on the particular circumstances, precise location and network outages.

TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed available for the property post code area is around 1800 Mbps. Data taken from checker.ocm.org.uk on 13/06/2025. Actual service availability at the property or speeds received may be different.