

melvyn  
**Danes**  
ESTATE AGENTS

Springfield Crescent  
Solihull  
Asking Price £325,000



## 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**

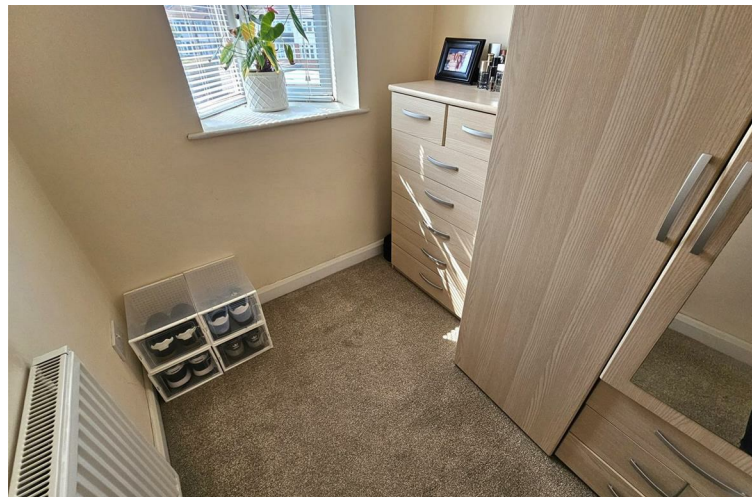
6'6" x 5'8" (1.990 x 1.738)

**Bathroom**

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

**Private Rear Gardens**

**Off Road aprking**





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 currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 13/06/2025. Actual service availability at the property or speeds received may be different.

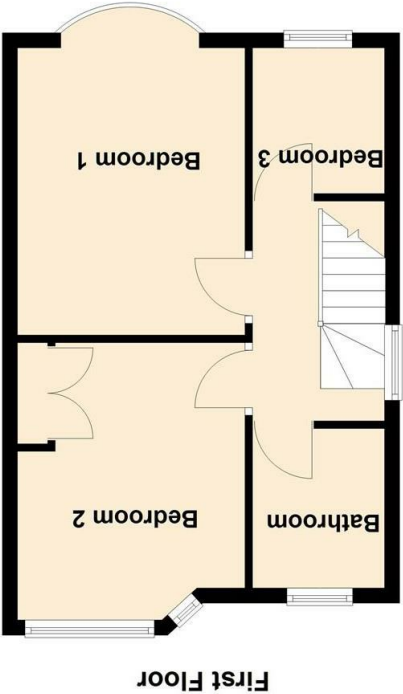
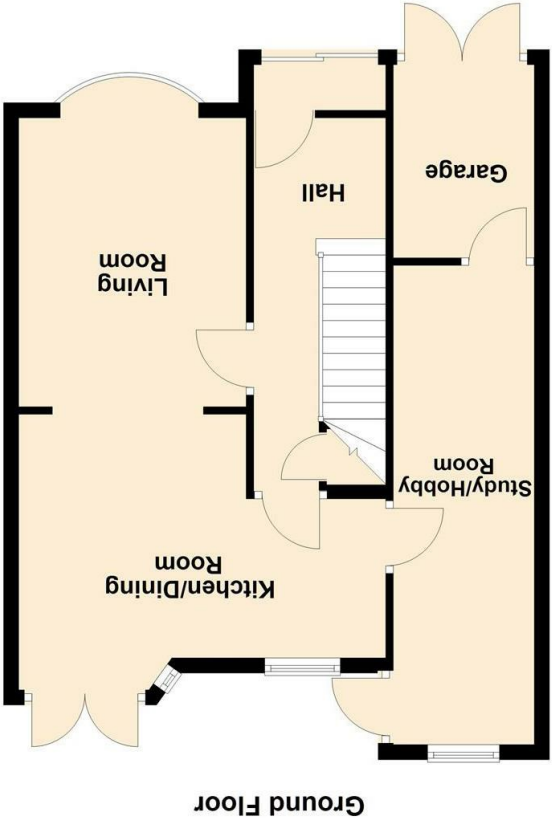
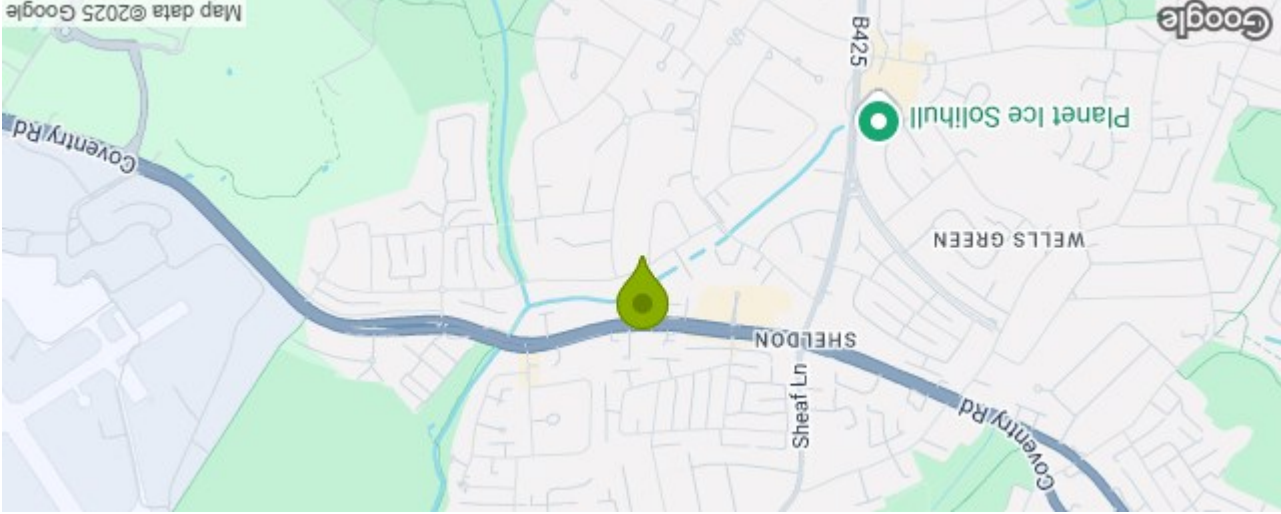
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 13/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 intending 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 or 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 provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL 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.



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

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

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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