

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. The word "melvyn" is in a small, grey, sans-serif font at the top right. "Danes" is in a large, bold, green, sans-serif font in the center. "ESTATE AGENTS" is in a smaller, grey, sans-serif font at the bottom right.

melvyn  
**Danes**  
ESTATE AGENTS

A two-story brick house with a tiled roof and a chimney. The front features a white double garage door with a "55" sign, a white front door, and a large white bay window with multiple panes. A satellite dish is mounted on the wall. The house is surrounded by a paved driveway and a garden with a wooden fence and a brick border.

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 drive way with steps leading to the front door allowing access into the accommodation which comprise of entrance porch, entrance hall, living room with bay window and feature fire place complemented by panelled walls, an open arch leading into the open plan kitchen/dining room. A lovely room with a fully fitted kitchen with a range of integrated appliances, breakfast bar, glazed door onto the rear garden and ample space for a large table and chairs. There is further access off the kitchen into the garage.

To the first floor we have three bedrooms two of which are particularly good sized double rooms both with bay windows and panelled walls. The third room is currently set up as a dressing room. Off the landing is the family shower room ,a well fitted room with toilet, wash basin and walk in shower.

To the rear we have a low maintenance garden mainly laid to lawn with patio area and bordered by panelled fencing with the benefit of a garden shed.



**Accommodation**

**Off Road Parking**

**Entrance Porch**

**Entrance Hall**

**Living Room**

12'1" x 10'5" (3.7 x 3.2)

**Open Plan Kitchen/Dining Room**

23'7" x 11'9" (7.2 x 3.6)

**Single Garage**

12'1" x 6'2" (3.7 x 1.9)

**Bedroom One**

12'5" max x 10'5" (3.8 max x 3.2)

**Bedroom Two**

11'9" x 10'5" (3.6 x 3.2)

**Bedroom Three**

6'2" x 6'2" (1.9 x 1.9)

**Shower Room**

6'6" x 5'10" (2 x 1.8)

**Private Rear Gardens**



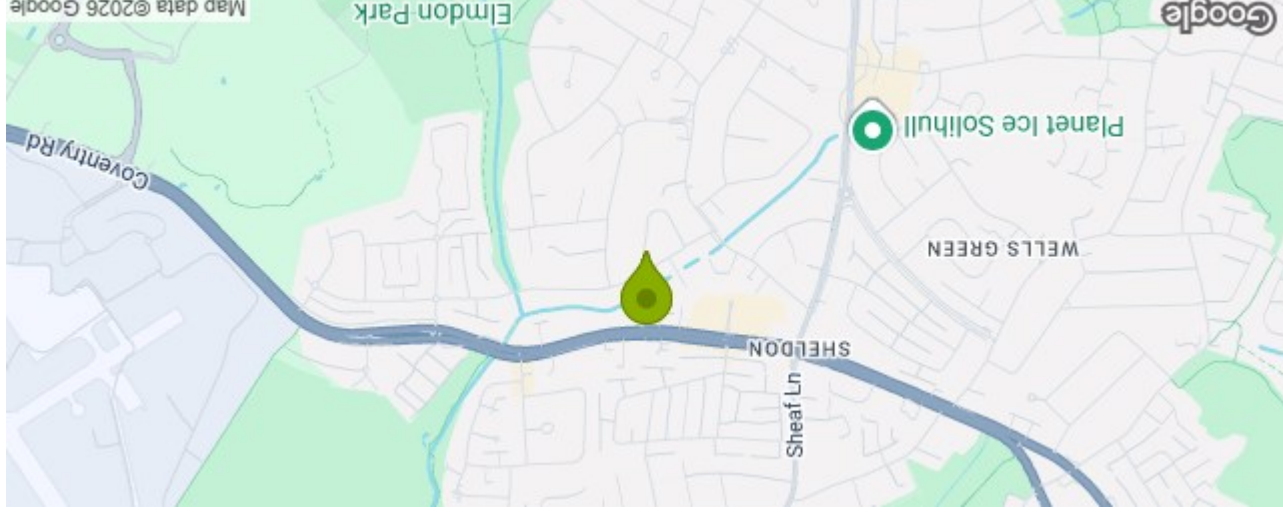
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 2/14/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



**55 Springfield Crescent Solihull B92 9AE  
Council Tax Band: C**

Energy Efficiency Rating	
Potential	79
Current	64
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 England & Wales	

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.

