

A two-story brick house with a white garage and a bay window. The house has a brown tiled roof and a chimney. The bay window is white and has a curved top. The garage is white and has a small window. The house is surrounded by a brick wall and a paved area. A large tree is visible in the background.

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 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



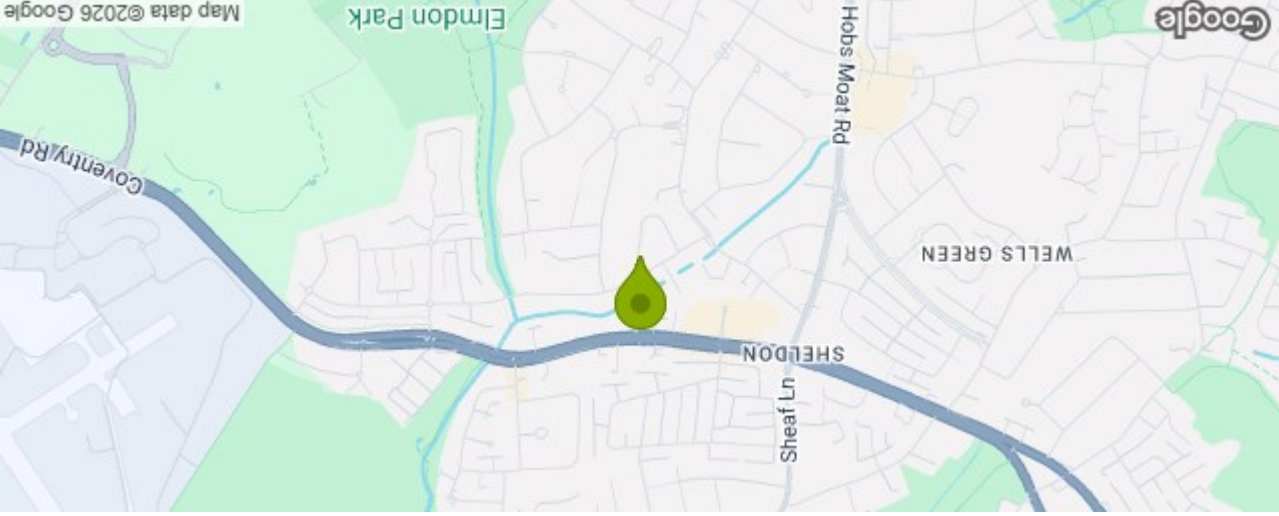
TENURE: We are advised that the property is Freehold

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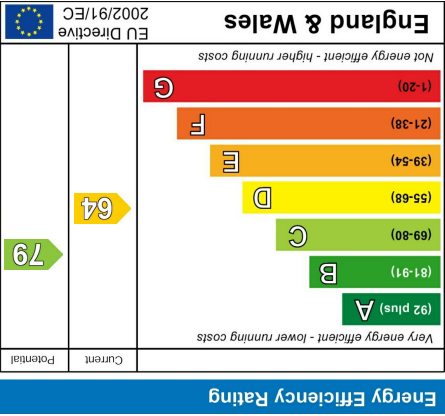
**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 21/4/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed 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 Solihull B92 9AE  
Council Tax Band: C



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.

