



£395,000 Offers In Region Of
Springfield Crescent, Elmdon, Solihull, B92 9AE
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

www.blackandgolds.co.uk



Step Inside

Key Features

- Three/Four Bedrooms
- Semi Detached House
- Three Reception Rooms
- Open Plan Kitchen to Rear
- Downstairs W.C
- Off Road Parking
- Nice Size Rear Garden
- Modern Style Throughout
- Viewings Highly Recommended
- Popular Location

Property Description

A spacious and extended three/four bedroom family home situated in Springfield Crescent, B92. Viewings Highly Recommended

Main Particulars

PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations.

Full Details:

Viewings highly recommended for this spacious three/four bedroom family home located in Solihull, B92.

The property features an entrance hallway with a downstairs W.C., a front-facing study or fourth bedroom with a double-glazed window, and an open-plan dining kitchen at the rear. The kitchen is equipped with base cupboards, drawer units, matching wall-mounted cabinets, an inset sink with drainer, integrated ovens with a gas hob, and space for additional white goods and living room. An additional family room at the front of the property offers extra ground floor accommodation.

The first floor offers three bedrooms, with one featuring fitted wardrobes. A family bathroom includes a bath, vanity wash hand basin, and W.C. The property also benefits from off-road parking at the front, and a rear garden with a decked patio area, lawn, and fenced borders.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or

services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk