



60 Springfield Crescent, Solihull, B92 9AE

Price Guide **£260,000**

- Extended Semi Detached Residence
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen & Large Utility
- Garage & Off Road Parking
- Energy Efficiency Rating - D

0121 709 3300

60 Springfield Crescent, Solihull, B92 9AE

60 Springfield Crescent is a beautifully presented extended family home with a fabulous extended kitchen & utility room benefiting from gas central heating and UPVC double glazing & a generous landscaped rear garden conveniently located within close proximity to local shops & amenities and excellent transport networks. The accommodation briefly comprises Hallway, two reception rooms, extended breakfast kitchen, large utility three good size bedrooms and modern bathroom, single garage, driveway parking & large landscaped rear garden.

APPROACH

Via a gravel stone driveway that enables off road parking, a block paved pathway leads to a UPVC double glazed storm porch and front door with obscure window leading to:

HALLWAY

Solid wood flooring, double panel radiator, ceiling spotlights, stairs rising to first floor landing with under stairs storage cupboard, doors radiating off to front and rear reception rooms and kitchen.

FRONT RECEPTION ROOM

10' 6" (3.2M) X 13' 5" (4.1M)

Wood effect flooring, single panel radiator, ceiling light point, two wall light points, coving to ceiling, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM

10' 10" (3.3M) X 12' 6" (3.8M)

Ornamental open fireplace with cast iron multi fuel stove, double panel radiator, TV point, ceiling light point, arch recess area, UPVC double glazed French windows to the rear aspect.



EXTENDED BREAKFAST KITCHEN

17' 5" (5.3M) X 5' 11" (1.8M)

A beautifully appointed and comprehensively fitted kitchen with a range of light oak wall and base units with complementary roll top work surfaces and ceramic tiled splash back areas, integrated Neff five burner gas hob with double electric oven, Baumatic dishwasher, integrated fridge, Hotpoint stainless steel canopy cooker hood, ceramic tiled flooring, ceiling spot lights, UPVC double glazed window to rear aspect and door to:



LARGE UTILITY

17' 5" (5.3M) X 5' 11" (1.8M)

A good sized utility fitted with a range of base units with roll top work surfaces, stainless steel single drain sink unit with mixer tap, tiled splash back area, space and plumbing for a washing machine / dryer, American style fridge freezer, two ceiling light points, door to garage and UPVC double glazed door to the garden.

FIRST FLOOR LANDING

Loft access with pull down ladder leading to boarded loft, UPVC double glazed window to the side aspect, doors to bedrooms one, two, three and bathroom.

BEDROOM ONE (FRONT)

10' 2" (3.1M) X 10' 6" (3.2M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)

12' 6" (3.8M) X 10' 6" (3.2M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

7' 3" (2.2M) X 6' 3" (1.9M)

Single panel radiator, ceiling light point, wood effect flooring, fitted louvered cupboard housing a Ferroli combi boiler, UPVC double glazed window to the front aspect.

BATHROOM

A beautifully appointed, contemporary, white, three piece suite comprising hand wash basin, panel bath with thermostatic shower unit, low level flush WC, curved shower screen, tiled effect laminate flooring, complementary tiling to walls, chrome radiator, ceiling light point, obscure UPVC double glazed window to the rear aspect.



OUTSIDE

A good sized mature garden having a paved patio & raised decked seating area that leads to a good size lawn with well stocked borders. There is a further paved patio at rear of the garden with a timber shed. The garden is bordered by trimmed shrub hedges and fence panelling and offers a good degree of privacy.

GARAGE

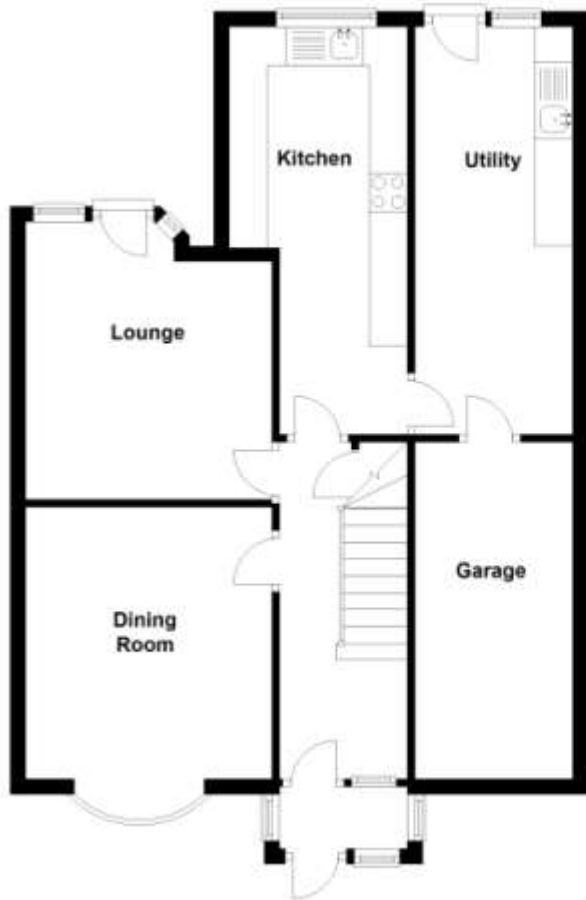
14' 9" (4.5M) X 5' 11" (1.8M)

Two ceiling light points, power points, double doors to the front, overhead storage with pull down ladder leading to partly boarded loft with lighting.



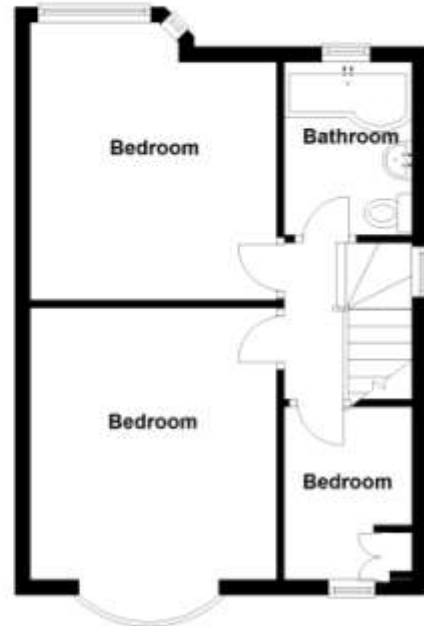
Ground Floor

Approx. 64.5 sq. metres (693.9 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 119.4 sq. metres (1285.1 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

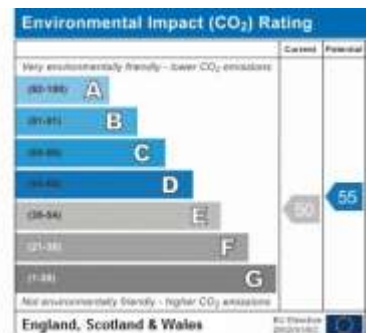
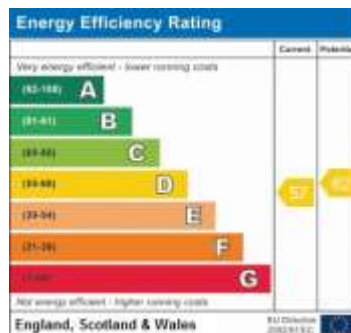
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