

**AP MORGAN**



**Springfield Crescent**  
Asking Price £365,000



**Features:**

- Great Location
- Great Condition Throughout
- 3 Bedroom Semi Detached Home
- Large Outbuilding
- Off Road Parking
- 2 Reception Rooms
- Fitted Kitchen/Diner
- Landscaped Rear Garden

**Description:**

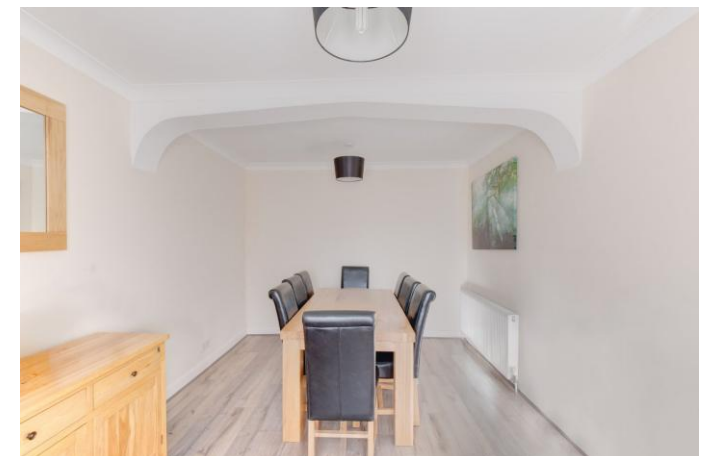
Situated in a popular residential location is this well-presented three-bedroom semi-detached home, offering spacious and versatile living accommodation throughout. The property has been thoughtfully maintained and provides an ideal opportunity for families seeking a home close to local amenities, schools, and transport links.

The property is approached via a private driveway which provides access to both the front porch and integral garage.

Internally, the ground floor briefly comprises a welcoming hall with guest WC, a spacious reception room, a bright and modern kitchen with ample storage and work surfaces, and a generous living room ideal for entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom, all accessed from a central landing.

Outside, the property enjoys a well-maintained rear garden, offering plenty of space for outdoor seating and activities. Additionally, there is a versatile multiuse garden room and a separate workshop, providing excellent potential for home working, hobbies, or additional storage.

The property further benefits from being within good school catchment and is within walking distance to local shops, amenities, public transport links, and motorway networks, making it ideal for commuters and families alike.



**Details:**

**Porch** 7'1" x 3'11" (2.16m x 1.2m)

**Dining Room** 15'7" x 10'3" (4.75m x 3.12m) Both Max

**Living Room** 14'8" x 10' (4.47m x 3.05m)

**Kitchen/Diner** 16'9" x 13'6" (5.1m x 4.11m)

**WC**

**Garage** 11'10" x 6'1" (3.6m x 1.85m)

**Bedroom1** 12'6" x 10' (3.8m x 3.05m) Both Max

**Bedroom 2** 10'8" x 10'4" (3.25m x 3.15m) Both Max

**Bedroom 3** 6'9" x 6'3" (2.06m x 1.9m)

**Bathroom** 7'1" x 6'2" (2.16m x 1.88m)

**Garden Room**



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

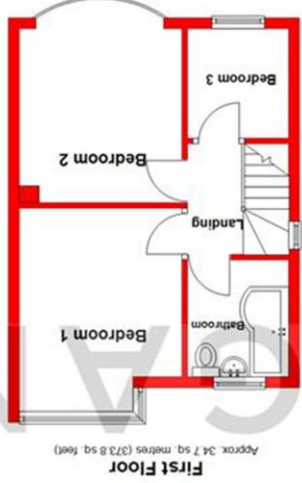
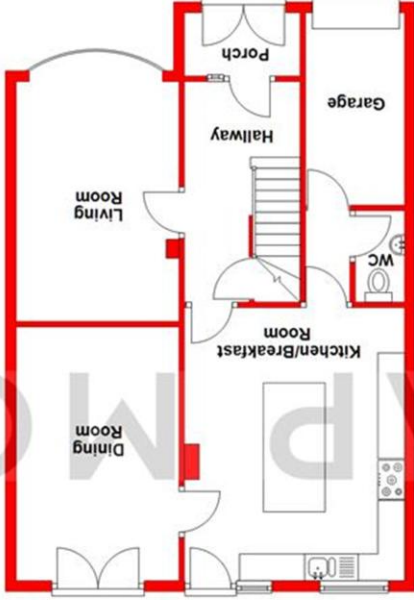
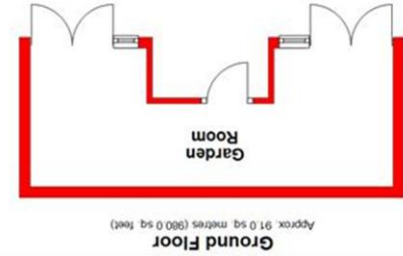
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 125.8 sq. metres (1353.9 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

Plan produced using Finality

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