



Springfield Crescent,
Sutton Coldfield, B76 2SS

£375,000

Welcome to this beautifully presented and extended three-bedroom semi-detached home, nestled in a sought-after residential pocket with excellent school catchment access and a generous, south-facing garden. From the moment you arrive, the home exudes charm and curb appeal, with a neatly finished frontage and ample off-road parking.

Step through the enclosed porch into a bright and welcoming entrance hall—flooded with light and finished with soft tones and wood-effect flooring, it's the perfect first impression. To the front of the home, a cosy yet spacious lounge awaits, complete with bay window and rich feature wall—ideal for quiet evenings or relaxed movie nights. The heart of the home lies in its stunning open-plan rear extension: a full-width lifestyle space that combines kitchen, dining, and snug in a layout that truly works for modern family life. With two large skylights, crisp cabinetry, and a central island with wine cooler, the space is as stylish as it is functional. Bi-fold doors lead directly out to a generous, south-facing garden—fully enclosed and thoughtfully landscaped for play, entertaining, or simply soaking up the sunshine.

Upstairs offers three well-appointed bedrooms and a family bathroom, with thoughtful design touches and soft styling throughout. There's also a handy downstairs cloakroom, utility space, and useful under-stair storage to help keep life beautifully organised. This is a home that feels loved, lived in, and ready to welcome its next chapter.

Key Features:

- Three-bedroom semi in superb condition
 - Generous south-facing rear garden
- Beautiful open-plan kitchen/living/dining extension
 - Spacious separate lounge
 - Stylish entrance porch and hallway
 - Downstairs cloakroom and utility
 - Ample parking
 - Excellent school catchment
 - Sold with no onward chain

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.



Room Measurements

Lounge 12' 6" x 11' 7" (3.80m x 3.52m)

Kitchen/Dining/Family Room 20' 8" x 18' 10" (6.29m x 5.75m)

WC 5' 5" x 4' 2" (1.64m x 1.27m)

Bedroom One 13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom Two 11' 7" x 10' 2" (3.52m x 3.11m)

Bedroom Three 11' 1" x 7' 11" (3.37m x 2.41m)

Bathroom 7' 9" x 5' 7" (2.37m x 1.71m)





Floor Plan

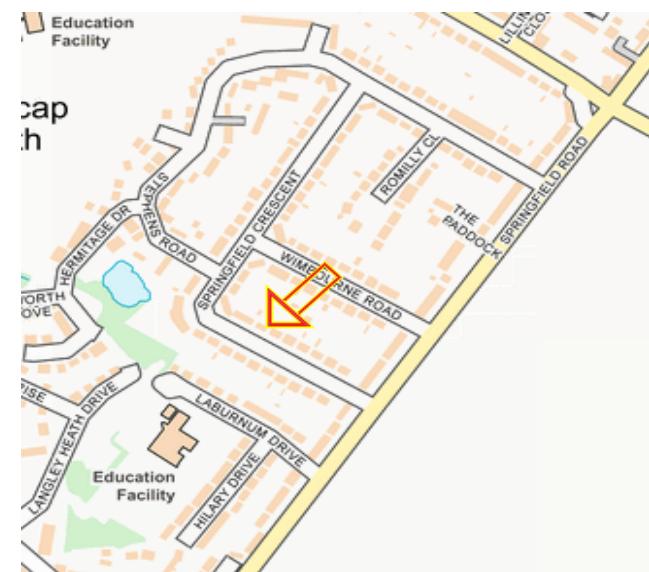
This floor plan is not drawn to scale and is for illustration purposes only

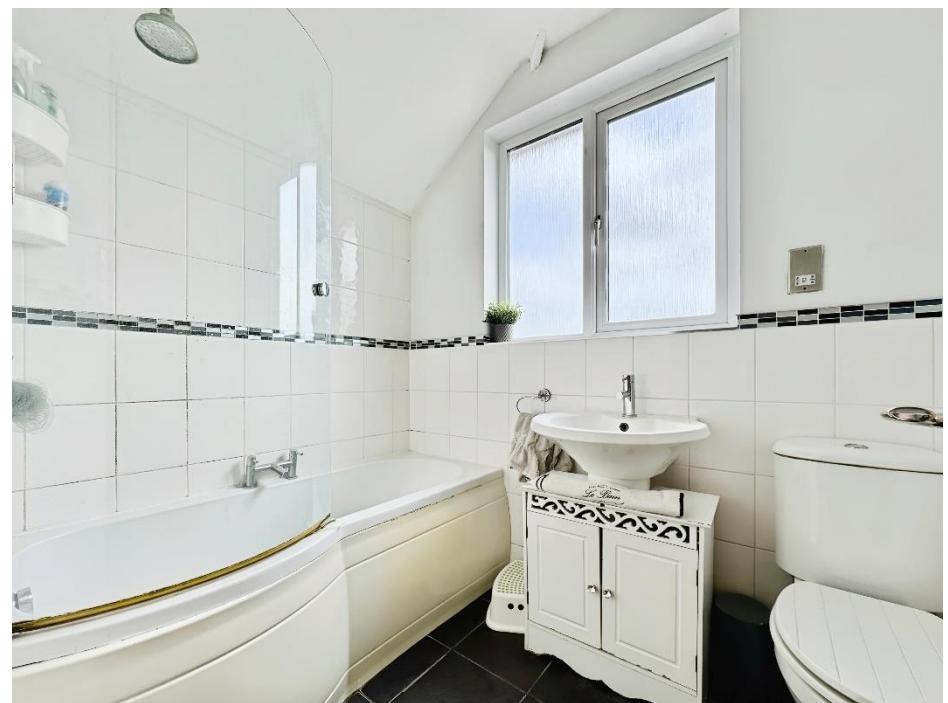


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th June 2025