



smarthomes

## Appian Way

Cheswick Green, Solihull, B90 4HD

- A Very Well Presented End-Terrace Family Home
- Three Bedrooms
- Spacious Lounge/Diner
- Conservatory

**£285,000**

EPC Rating 'TBC'







## Property Description

The village of Cheswick Green is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, on the Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. The property currently falls within Alderbrook senior school catchment.

The property is set back from the road behind a block paved driveway providing off road parking, laid lawn, Cotswold stone chipped area and a UPVC double glazed door leading into







### **Porch**

With UPVC windows to front and side, light point, tiled flooring and a further UPVC door with a matching side window leading to

### **Entrance Hallway**

With ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation and door leading off to

### **Fitted Kitchen to Front**

11' 9" x 8' 6" (3.6m x 2.6m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring Samsung gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the front aspect



### **Lounge/Diner to Rear**

16' 0" x 15' 5" (4.9m x 4.7m) With UPVC double glazed door with matching side windows leading to rear garden, wall mounted radiator, wall light points, coving to ceiling, dado rail, under stairs storage cupboard, fireplace with marble hearth and inlay and a wooden surround and glazed double doors leading to



### **Conservatory**

9' 2" x 7' 2" (2.8m x 2.2m) Of UPVC and brick construction with French doors leading to the rear garden, polycarbonate roof, radiator, laminate flooring and ceiling light and fan

### **Landing**

With loft access, airing cupboard, UPVC window to side elevation and door to



### **Bedroom One to Rear**

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to rear elevation, fitted wardrobes, coving to ceiling, radiator and wall light points

### **Bedroom Two to Front**

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point



### **Bedroom Three to Rear**

9' 6" x 6' 2" (2.9m x 1.9m) With double glazed window to rear elevation, radiator, coving to ceiling and wall light point

### **Re-Fitted Family Bathroom to Front**

5' 10" x 5' 2" (1.8m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation



### **South Westerly Facing Rear Garden**

Being mainly laid to lawn with a timber decked area, gated side access, mature shrubs and bushes and panelled fencing to boundaries

### **Garage**

Located in a separate block

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges