



smarthomes



- A Substantially Extended Detached Family Home with Open Views
- Four Double Bedrooms
- Spacious Extended Lounge
- Second Reception Room

Tanworth Lane, Cheswick Green, Solihull, B90 4JE

£675,000

Smart Homes are delighted to offer this substantially extended four double bedroom detached family home set on a large plot with unbroken open views to front, en-suite shower room, re-fitted four piece family bathroom, guest WC & utility, two reception rooms, extended breakfast kitchen and garage

EPC Rating – D

Council Tax Band - G



## 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 adjacent to open fields and is set back from the road behind a substantial block paved in and out driveway with retaining brick built wall extending to up and over garage door, independent access to side and feature canopy porch with inset down lighters and composite front door leading through to



### **Entrance Hall**

With ceramic tiling to floor, under-stairs recess, radiator, open plan staircase leading to first floor accommodation, ceiling light point and panelled doors leading off to



### **Extended Lounge to Rear**

30' 2" x 16' 5" max (9.19m x 5m) With decorative dado rail, feature fire with marble effect inset and living flame fire, four wall light points, double glazed windows and French doors leading out to the rear garden and two radiators



### **Reception Room Two to Front**

12' 0" x 13' 6" into bay (3.66m x 4.11m) With double glazed bay window to front elevation providing open views, feature Adams style fire surround with marble effect inset and living flame coal effect electric fire, two wall light points, ceiling light point and coving to ceiling

### **Extended Breakfast Kitchen to Rear**

11' 5" x 20' 1" (3.48m x 6.12m) Being fitted with a range of wall, drawer and base units, complementary marble effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, freestanding Rangemaster cooker with ceramic hob and extractor canopy over, integrated fridge and freezer, double glazed window and door to rear garden, further window and door to side, radiator, ceramic tiling to floor and spot lights to ceiling

### **Utility & Guest WC**

7' 4" x 5' 9" (2.24m x 1.75m) With low flush WC, wall mounted wash hand basin, newly installed wall mounted gas central heating boiler, space and plumbing for washing machine, recess to tumble dryer, complementary tiling to water prone areas and ceramic tiling to floor

### **Accommodation on the First Floor**

### **Spacious Landing**

With picture window to side elevation, access to loft space, radiator and panelled doors leading off to

### **Extended Master Bedroom to Rear**

18' 4" max into wardrobe x 16' 1" into wardrobe (5.59m x 4.9m) With a comprehensive range of fitted wardrobes and top boxes, reading lights, ceiling light point, double glazed window overlooking the rear garden, radiator and opening into

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising shower enclosure, low flush WC and vanity wash hand basin, tiling to water prone areas, tile effect flooring, radiator and ceiling light point

### **Extended Bedroom Two to Front**

18' 0" x 10' 11" (5.49m x 3.33m) Offering the potential for conversion to two separate bedrooms with two double glazed windows to front providing open views, two radiators and two ceiling light points

### **Bedroom Three to Rear**

12' 3" x 11' 3" (3.73m x 3.43m) With double glazed window to rear elevation, ceiling light point and radiator

### **Bedroom Four to Rear**

12' 6" x 9' 1" (3.81m x 2.77m) With double glazed window to rear elevation, radiator and ceiling light point

### **Re-Fitted Four Piece Family Bathroom**

Being re-fitted with a four piece white suite comprising panelled bath, shower enclosure with power shower, low flush WC and contemporary floating wash hand basin, obscure double glazed window to front, tiling to water prone areas, marble effect tiling to floor, radiator and ceiling extractor

### **Garage**

25' 6" x 8' 8" (7.77m x 2.64m) Offering ideal conversion to habitable space subject to planning permission with ceiling strip light and up and over garage door

## Rear Garden

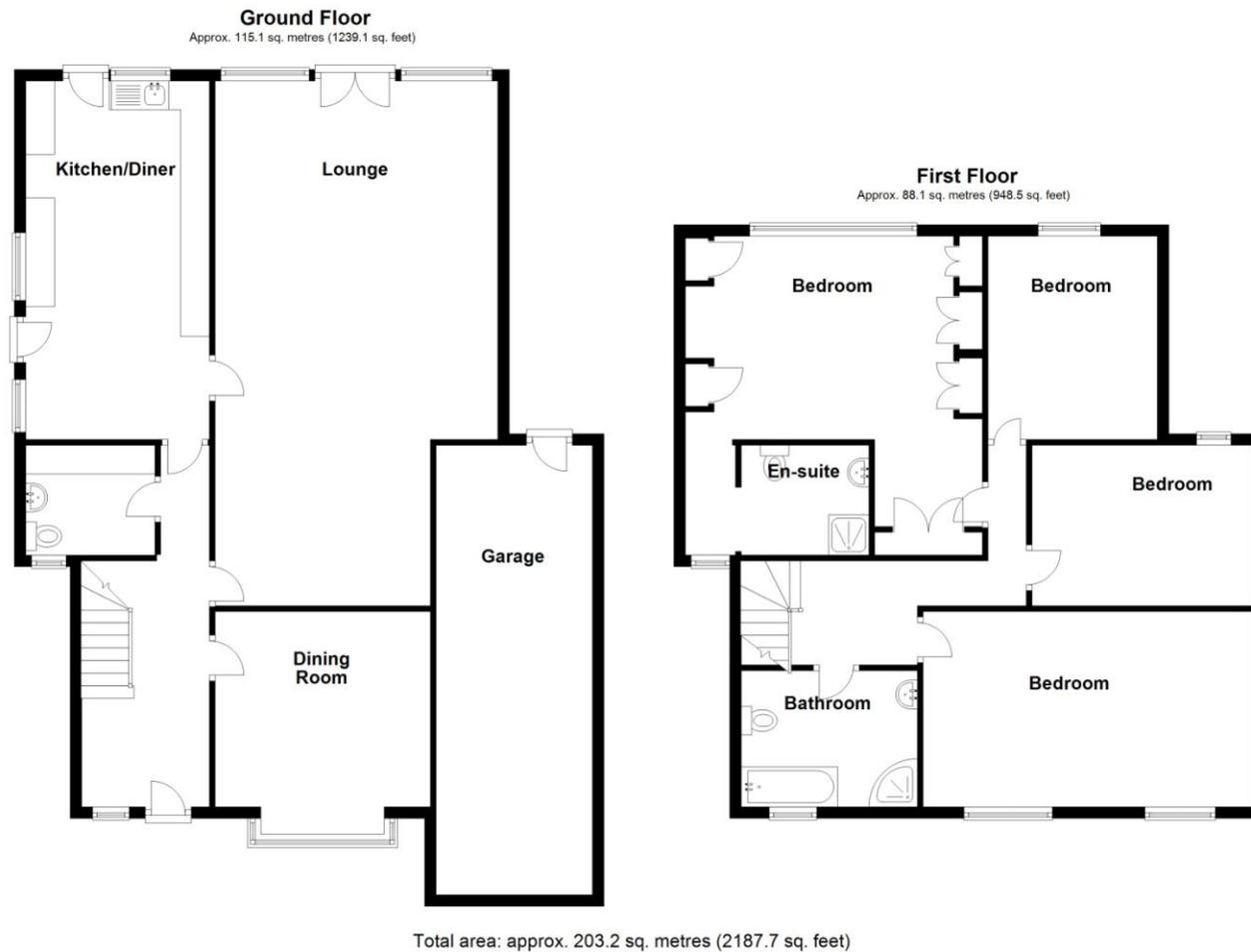
Being mainly laid to lawn with screening from mature conifers, substantial paved patio, paved pathway, well stocked shrub borders, ornamental rockery, timber built potting shed, security lighting, cold water tap and access to side

## 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. Council tax band – G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80
(55-68) <b>D</b>	59
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.