



smarthomes

Snowhill Drive

Cheswick Green, Solihull, B90 4JT

- An Immaculately Presented Mid-Terrace Family Home
- Three Bedrooms
- Spacious Lounge/Diner
- Re-Fitted Family Bathroom

Offers Over

£249,950

EPC Rating '64'





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 lawned fore garden with a paved footpath extending to UPVC double glazed door leading into



Entrance Hallway

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

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to front and ceiling light point



Fitted Kitchen to Front

9' 9" x 9' (2.97m x 2.74m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for gas cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas, ceiling light point and a double glazed window to the front aspect



Lounge/Diner to Rear

16' 7" x 15' 11" (5.05m x 4.85m) With UPVC double glazed sliding doors leading to rear garden, UPVC double glazed picture window to rear, under stairs storage cupboard, laminate flooring, feature fireplace with marble hearth and backdrop, wooden mantle and electric fire, wall mounted radiator and ceiling light point

Landing

With access to loft space, ceiling light point, airing cupboard and door to



Bedroom One to Front

12' 8" x 8' 10" (3.86m x 2.69m) With double glazed window to front elevation, a range of fitted wardrobes and drawers, radiator and ceiling light point

Bedroom Two to Rear

12' 5" x 9' 2" (3.78m x 2.79m) With double glazed window to rear elevation, a range of fitted wardrobes, radiator and ceiling light point



Bedroom Three to Front

9' 11" x 6' 11" (3.02m x 2.11m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Southerly Facing Rear Garden

Being mainly laid to lawn with a raised decked patio, panelled fencing to boundaries, timber storage shed, shared access to property frontage and door to

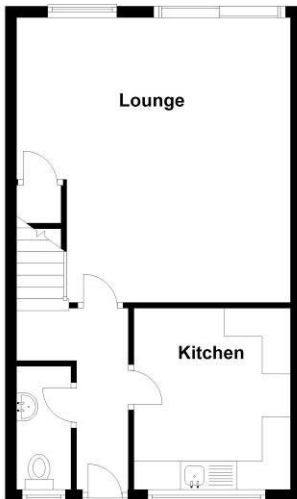
Garage En-Bloc

Located at the rear of the property with a door for vehicular access

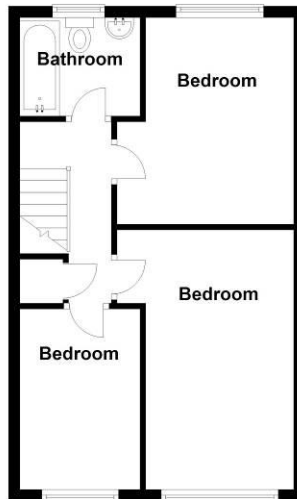
Tenure

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

Ground Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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