



smarthomes

## Mount Dairy Farm Lane

Cheswick Green, Solihull, B90 4LL

- A Beautifully Presented Two Double Bedroom Semi Detached Home
- Breakfast Kitchen With Utility Area & Guest WC
- En-Suite Shower Room & Family Bathroom
- Southerly Facing Rear Garden
- Off Road Parking
- No Upward Chain

**£315,000**

EPC Rating '84'





## 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 tarmac driveway providing off road parking and paved pathway extending to feature canopy porch with composite front door leading through to



### Entrance Hallway

With radiator, ceiling light point, stairs leading to the first floor accommodation and oak door leading into

### Lounge to Front

14' 5" x 10' 2" (4.4m x 3.1m) With double glazed window to front elevation, two radiators, useful under-stairs storage cupboard, ceiling light point and opening through to

### Breakfast Kitchen to Rear

10' 2" x 10' 2" (3.1m x 3.1m) Being fitted with a range of wall and base units, complementary wood effect work surfaces with matching upstands, feature composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring Bosch induction hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, under-cupboard lighting, double glazed windows incorporating French doors leading out to the southerly facing rear garden, radiator, Amtico flooring, spot lights to ceiling and opening into



### Utility Area

With wall and base units, laminate work surface with matching upstand, cupboard housing Ideal boiler, integrated washing machine, Amtico flooring, ceiling light point and oak door leading into



### Guest WC

With low flush WC, wash hand basin, radiator, ceiling light point, extractor and Amtico flooring

### Accommodation on the First Floor

#### Landing

With ceiling light point, loft access and doors leading off to

#### Bedroom One to Rear

12' 5" x 8' 10" (3.8m x 2.7m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobes with mirrored sliding doors and door leading into





### En-Suite Shower Room to Rear

Being fitted with a three piece Roca white suite comprising shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin, obscure double glazed window to rear, complementary tiling to splashback areas, radiator, Amtico flooring, ceiling light point and extractor

### Bedroom Two to Front

11' 9" x 7' 10" (3.6m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point, useful over-stairs storage cupboard and built-in wardrobe with mirrored sliding doors



### Family Bathroom

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a three piece white suite comprising panelled bath with wall mounted mixer tap and shower attachment, low flush WC and wash hand basin, complementary tiling to water prone areas, ladder style radiator, shaver socket, Amtico flooring, extractor fan and spot lights to ceiling

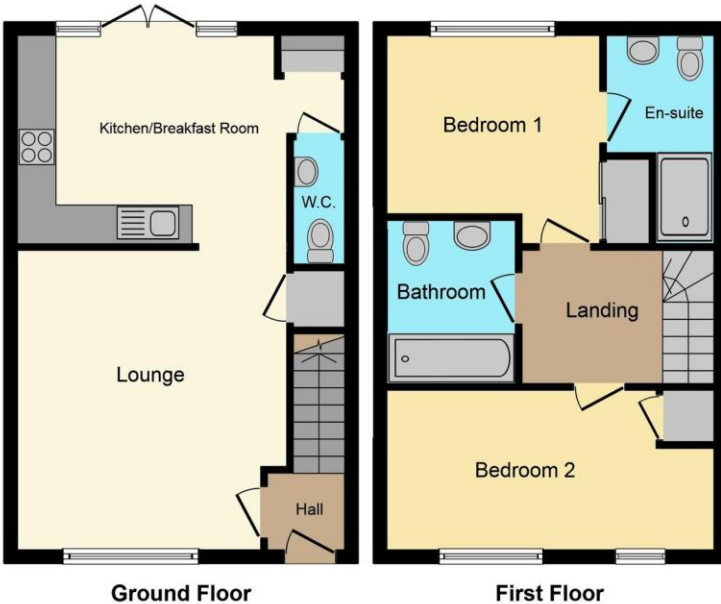
### Southerly Facing Rear Garden

With paved patio, lawned area, fencing to boundaries, gated access to front, outside tap, external sockets and useful potting shed

### 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 vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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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