



smarthomes

Memorial Close

Cheswick Green, Solihull, B90 4LJ

- A Beautifully Presented Property
- Two Double Bedrooms
- Lounge & Breakfast Kitchen
- En-Suite Shower Room, Family Bathroom & Guest WC
- South East Facing Landscaped Rear Garden

Offers Over £310,000

EPC Rating 84

Current Council Tax Band C





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 tarmac off road parking for two vehicles extending to paved pathway and canopy porch with composite front door leading through to



Entrance Hallway

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

Lounge to Front

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

Breakfast Kitchen to Rear

10' 2" x 10' 2" (3.1m x 3.1m) Being fitted with a range of high gloss wall and base units with complementary wood effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, wood effect flooring, double glazed windows incorporating French doors leading out to the South East facing rear garden, utility area with cupboard housing boiler, integrated washer dryer, wood effect work surface and door leading into



Guest WC

With low flush WC, wall mounted wash hand basin with tiling to splashback, radiator, ceiling light point, extractor and wood effect flooring

Accommodation on the First Floor

Landing

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

Bedroom One to Rear

8' 10" x 8' 6" (2.7m x 2.6m) 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 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, wood effect flooring, radiator, extractor and ceiling light point





Bedroom Two to Front

13' 9" x 7' 10" (4.2m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point and built-in storage cupboard

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 wall mounted sink, tiling to water prone areas, wood effect flooring, ladder style radiator, shaver socket, extractor and spot lights to ceiling

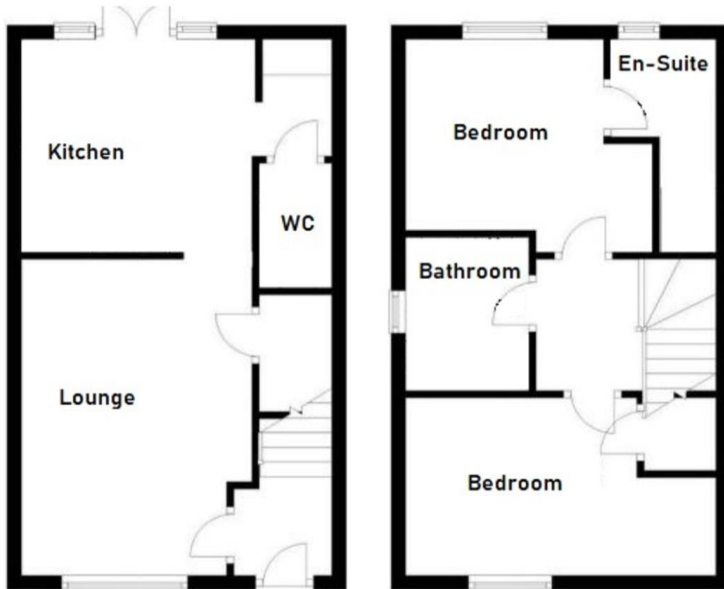


Low Maintenance South East Facing Landscaped Rear Garden

With paved patio, paved pathway, tiered artificial lawned areas, raised railway sleeper planters, fencing to boundaries and gated access to rear

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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.