



Creynolds Lane, Cheswick Green

Guide Price £535,000





#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this spacious three bedroom extended detached situated in a popular location. This property offers spacious accommodation throughout and benefits from gas central heating, double glazing and has the added attraction of Amtico flooring throughout the downstairs. The accommodation briefly comprises of: entrance hall, guest cloakroom, living room, dining area, snug/study, fitted kitchen, three double bedrooms, family bathroom, garage and private landscaped gardens. Early Viewings Essential.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

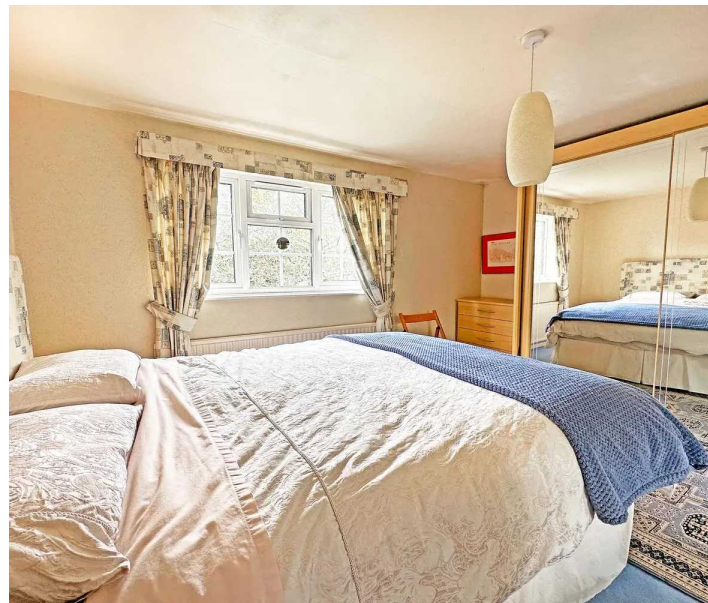
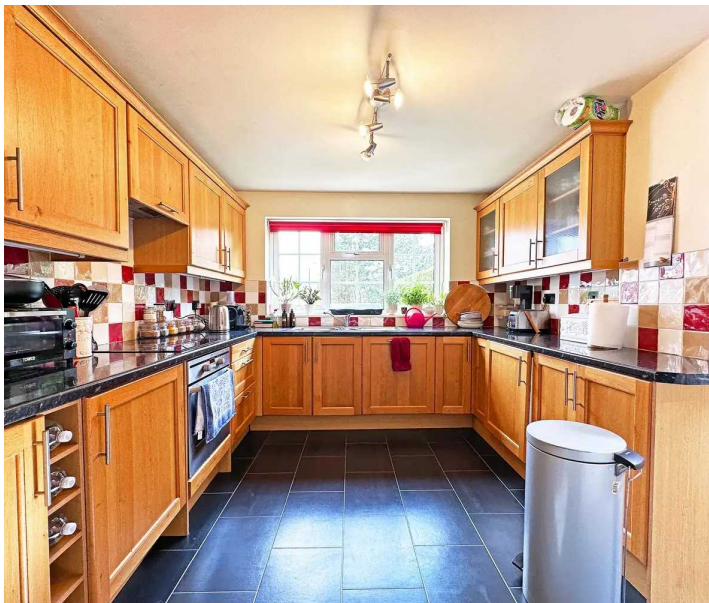


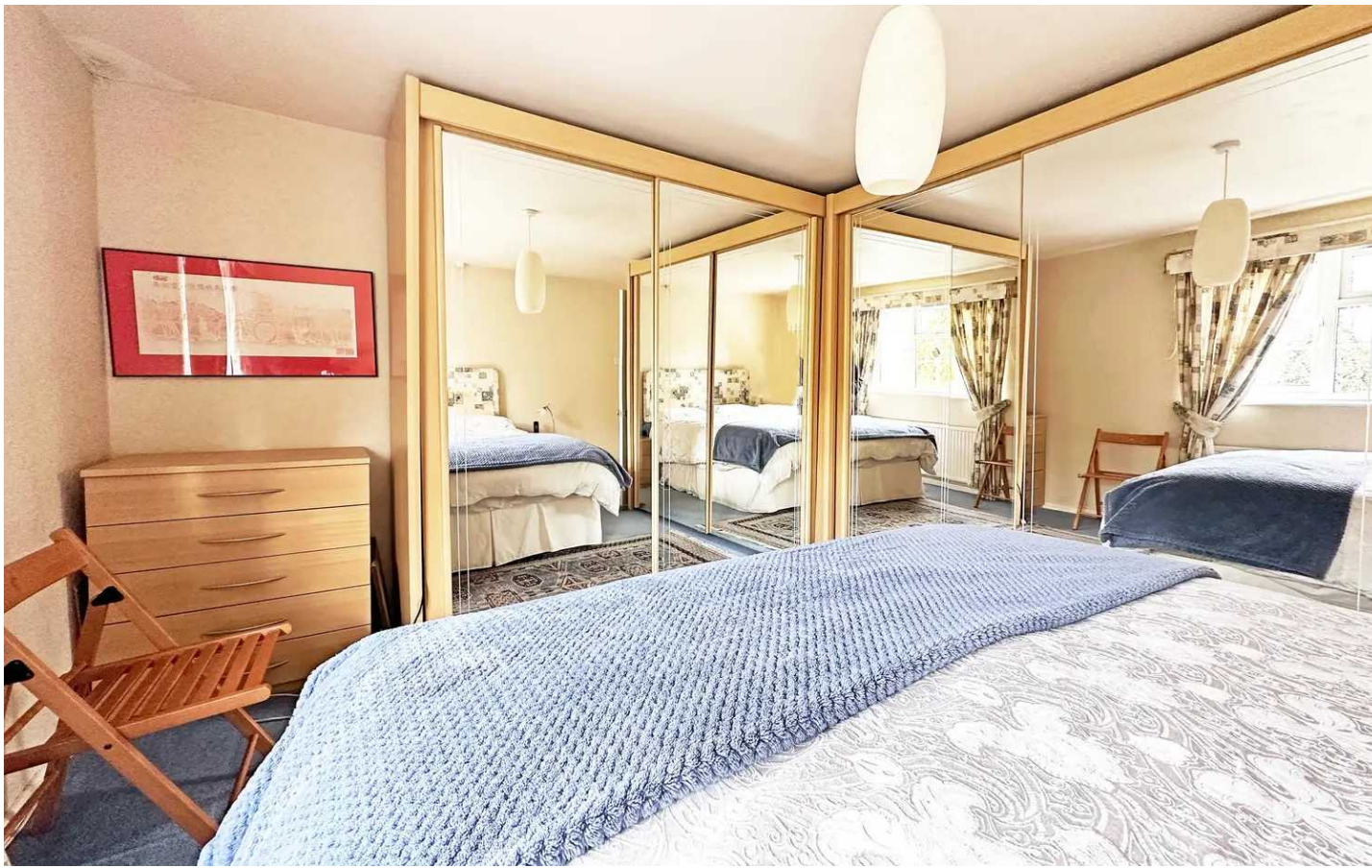


Council Tax band: E

Tenure: Freehold

- Spacious Three Bedroom Extended Detached
- East Access For All Amenities
- Large L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Snug/Study
- Three Double Bedrooms
- Family Bathroom
- Garage
- Private Landscaped Garden





#### **ENTRANCE HALL**

8' 1" x 5' 11" (2.47m x 1.81m)

#### **WC**

#### **LOUNGE/DINING ROOM**

#### **LOUNGE**

18' 8" x 12' 8" (5.69m x 3.87m)

#### **DINING ROOM**

10' 6" x 10' 1" (3.2m x 3.08m)

#### **KITCHEN**

10' 10" x 9' 6" (3.29m x 2.89m)

#### **SNUG/STUDY**

13' 11" x 8' 0" (4.25m x 2.44m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 8" x 11' 6" (3.87m x 3.51m)

#### **BEDROOM TWO**

11' 7" x 9' 7" (3.52m x 2.92m)

#### **BEDROOM THREE**

9' 11" x 9' 0" (3.02m x 2.75m)

#### **BATHROOM**

9' 0" x 6' 4" (2.75m x 1.94m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 3" x 8' 3" (5.27m x 2.51m)

### **NORTH WEST FACING GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

AEG integrated oven, AEG integrated hob, AEG extractor, freestanding microwave, fridge, freestanding freezer, Bosch dishwasher, Bosch washing machine, freestanding tumble dryer, all carpets, all blinds, all light fittings and two garden sheds.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Patio heater

#### **ADDITIONAL INFORMATION**

Services: main gas, electricity and mains sewers.  
Broadband: Virgin. Garage/Loft space: boarded with ladder and lighting

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**Xact Homes**

6 The Square, Solihull – B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

