

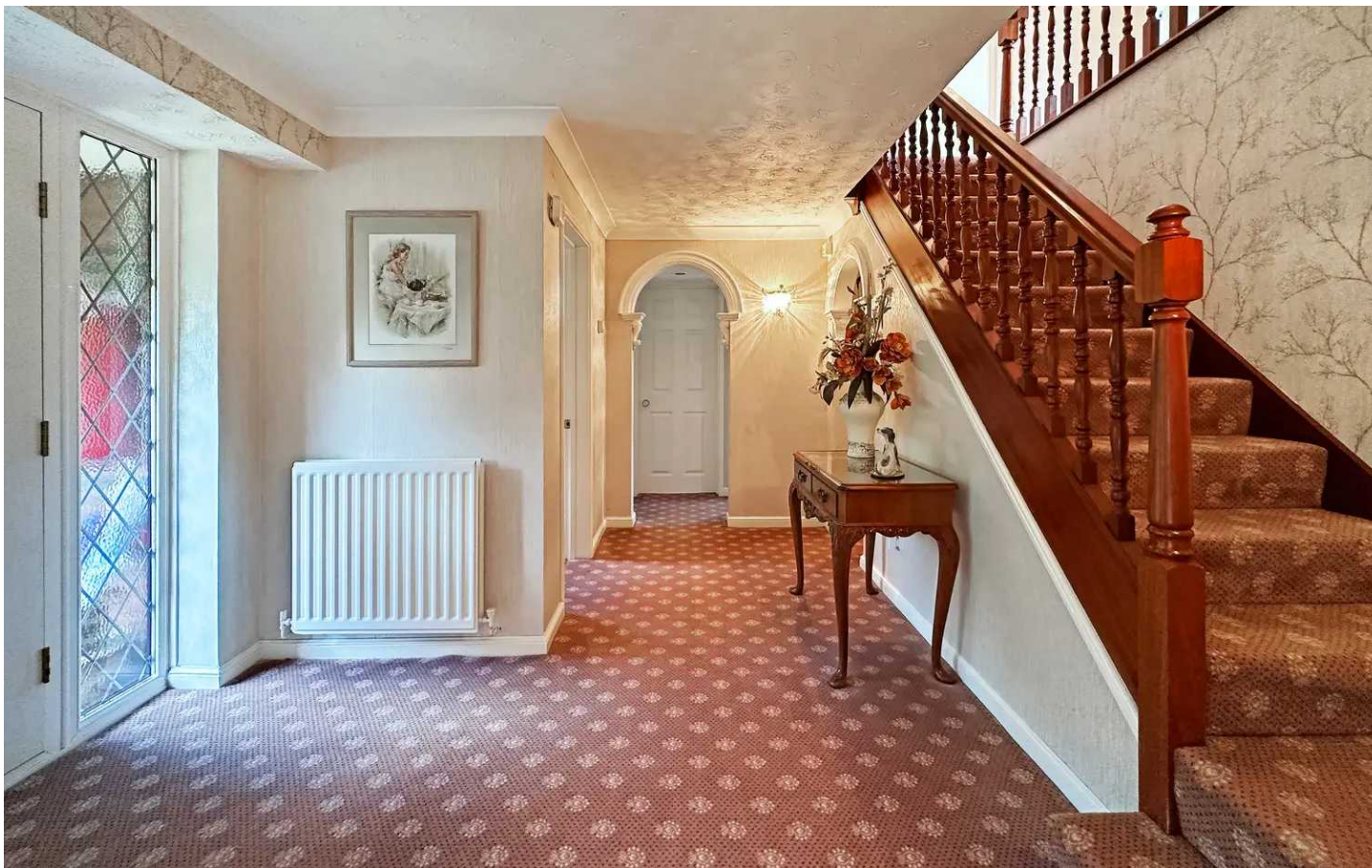


# Cheveridge Close, Solihull

Guide Price £950,000







#### PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Paragon design. This property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of a beautiful South East facing garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, through lounge, dining room, study, breakfast/kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, double garage and South East facing garden.





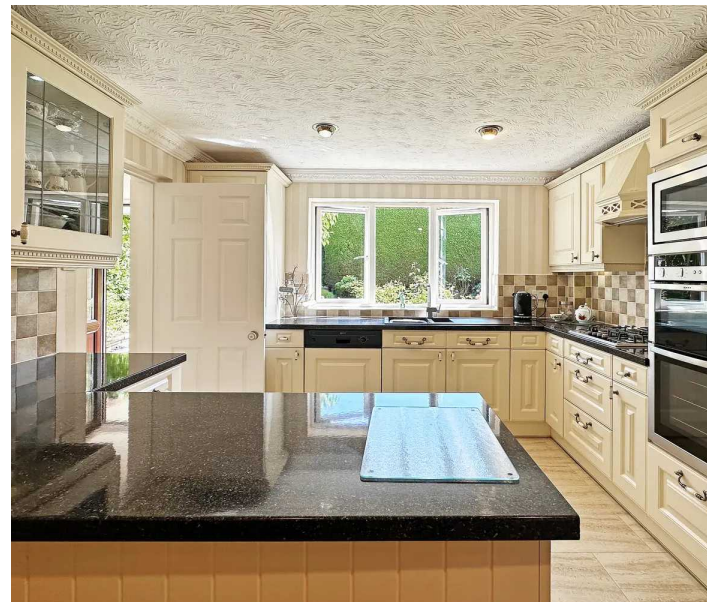


#### PROPERTY LOCATION

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: G

Tenure: Freehold



- Four Bedroom Spacious Detached
- Corner Plot
- Early Viewing Essential
- Spacious Through Lounge
- Breakfast/Kitchen
- Study
- Luxury Ensuite Shower Room
- Family Bathroom
- Private South East Facing Garden



**ENCLOSED PORCH**

6' 11" x 3' 0" (2.12m x 0.92m)

**ENTRANCE HALL**

12' 9" x 12' 11" (3.89m x 3.94m)

**GUEST CLOAKROOM**

5' 9" x 5' 7" (1.75m x 1.71m)

**LIVING ROOM**

26' 7" x 12' 4" (8.10m x 3.76m)

**DINING ROOM**

12' 11" x 10' 11" (3.93m x 3.34m)

**STUDY**

8' 2" x 7' 10" (2.49m x 2.38m)

**BREAKFAST/KITCHEN**

15' 8" x 11' 0" (4.78m x 3.36m)

**UTILITY**

7' 1" x 6' 10" (2.17m x 2.09m)

ion of the sale.







## FIRST FLOOR

### BEDROOM ONE

15' 3" x 12' 4" (4.64m x 3.76m)

### ENSUITE

12' 11" x 7' 3" (3.93m x 2.20m)

### BEDROOM TWO

12' 4" x 10' 11" (3.76m x 3.34m)

### BEDROOM THREE

12' 3" x 8' 1" (3.73m x 2.46m)

### BEDROOM FOUR

10' 11" x 8' 0" (3.34m x 2.45m)

### BATHROOM

10' 8" x 8' 0" (3.24m x 2.45m)

### OUTSIDE THE PROPERTY

### GARAGE

17' 11" x 15' 6" (5.45m x 4.73m)

### TOTAL SQUARE FOOTAGE

211.8 sq.m (2280 sq.ft) approx

### SOUTH EAST FACING GARDEN

### ITEMS INCLUDED IN THE SALE

Furniture is all negotiable

### ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: with lighting

### MONEY LAUNDERING REGULATIONS

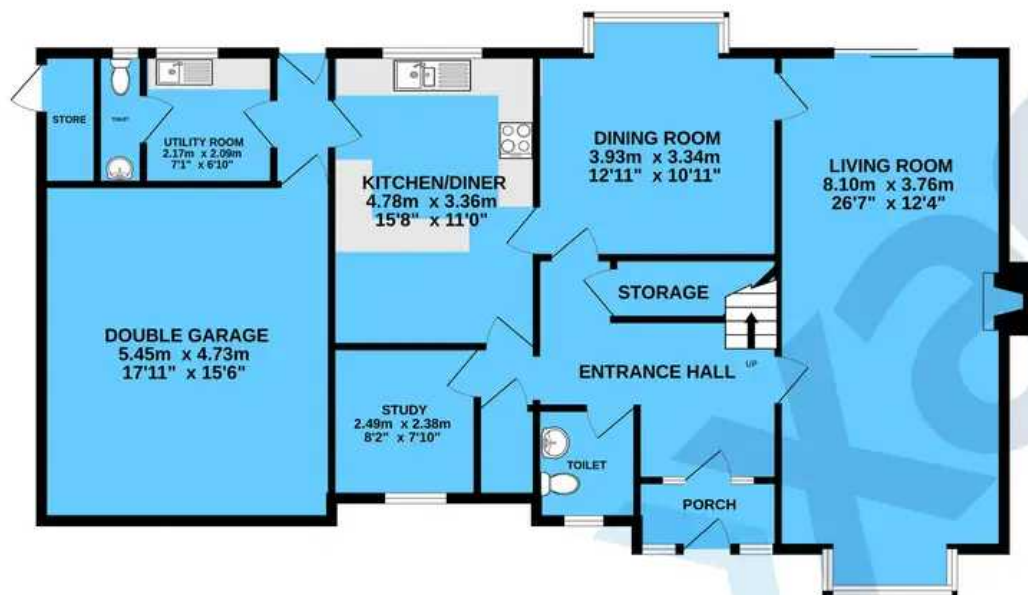
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



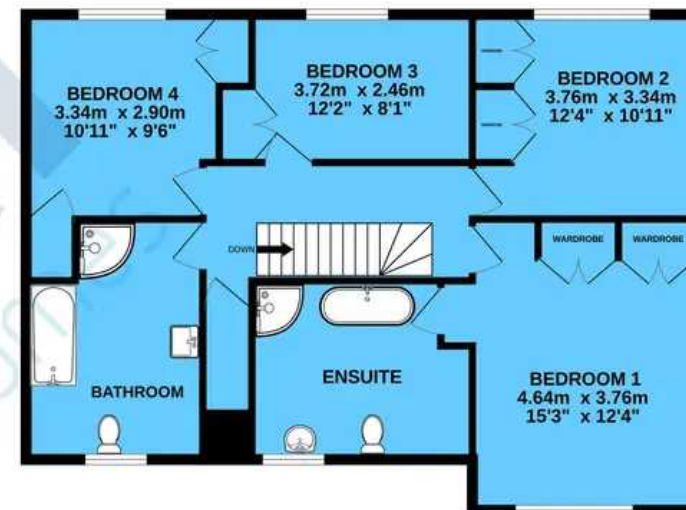




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 211.8 sq.m. (2280 sq.ft.) approx.

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.

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