



smarthomes

Cheswick Way

Cheswick Green, Solihull, B90 4EZ

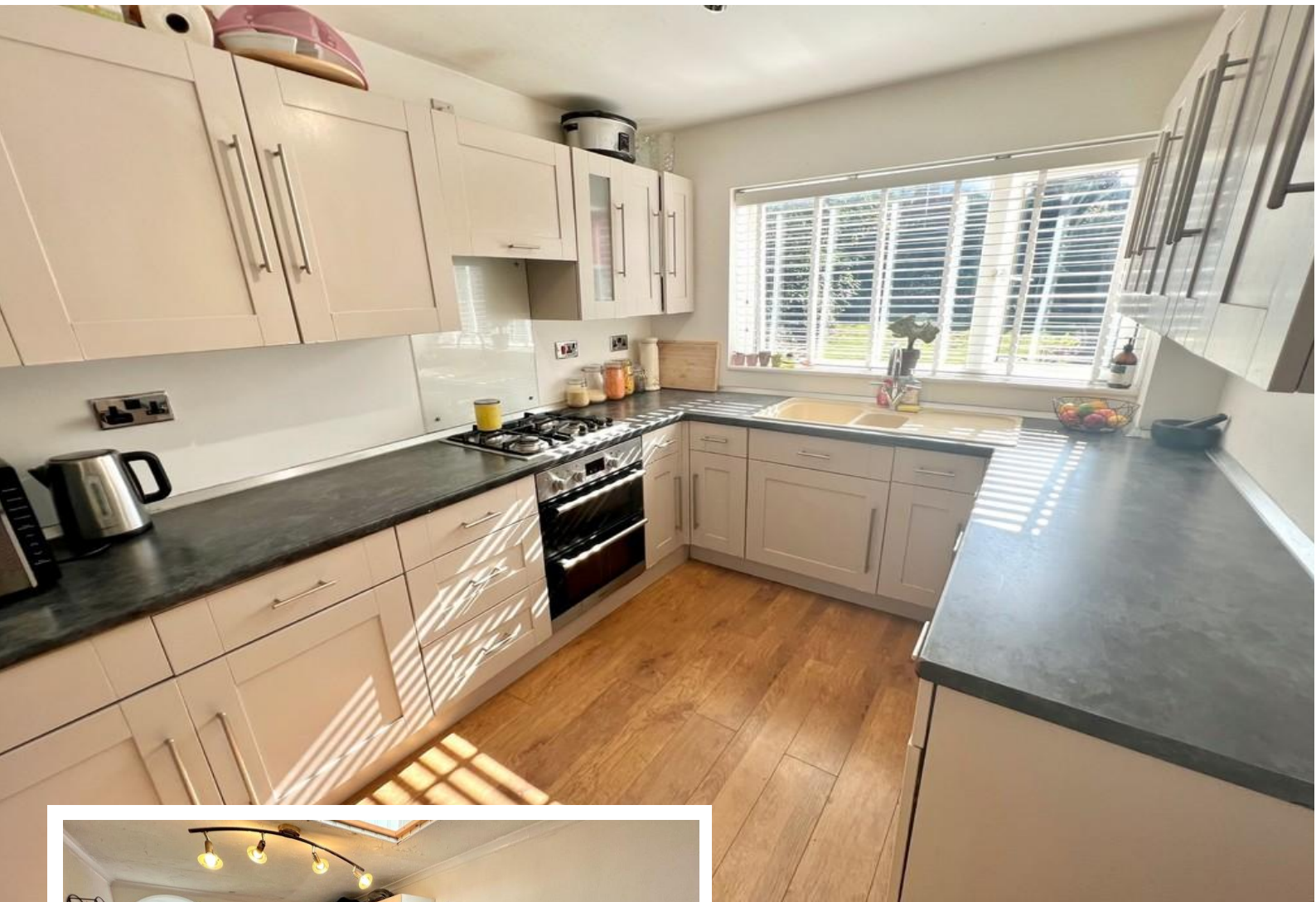
- A Well Maintained Semi Detached Family Home
- Three Good Size Bedrooms
- Through Lounge Diner
- Kitchen, Spacious Utility Room
- Family Bathroom & Ground Floor Shower Room

£365,000

EPC Rating - 68

Current Council Tax Band - D





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 block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, laminate flooring, lighting and feature part glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, wood effect flooring, feature windows to front, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to

Through Lounge Diner

25' 3" x 11' 1" (7.7m x 3.4m) With double glazed window to front elevation, double glazed sliding patio doors leading out to the rear garden, two ceiling light points, coving to ceiling, two radiators, gas fireplace with tiled hearth and wooden surround



Kitchen to Rear

10' 2" x 7' 10" (3.1m x 2.4m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor over, inset electric oven and grill, integrated dishwasher, useful pantry area, ceiling light points, wood effect flooring, double glazed window to rear and door leading through to

Spacious Utility

12' 9" x 6' 10" (3.9m x 2.1m) With feature decorative flooring, Velux window, radiator, double glazed door to garden, wall and base units with laminate work surfaces, space and plumbing for washing machine and tumble dryer, space for fridge freezer, door to garage/store room and door leading into



Ground Floor Shower Room

6' 10" x 5' 10" (2.1m x 1.8m) Having a shower enclosure with Triton electric, low flush WC, wall mounted corner wash hand basin, tiling to water prone areas, feature decorative flooring, obscure double glazed window to rear, radiator and ceiling light point

Accommodation on the First Floor

Landing

With loft access, ceiling light point, coving to ceiling, obscure double glazed window to side, airing cupboard and doors leading off to

Bedroom One to Front

13' 5" x 8' 2" up to wardrobes (4.1m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point with fan





Bedroom Two to Rear

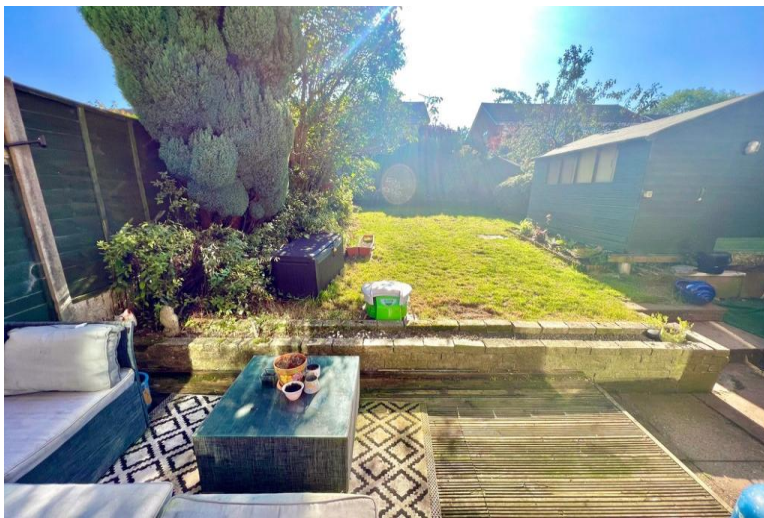
11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 2" x 6' 10" (3.1m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a three piece suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and ceiling light point

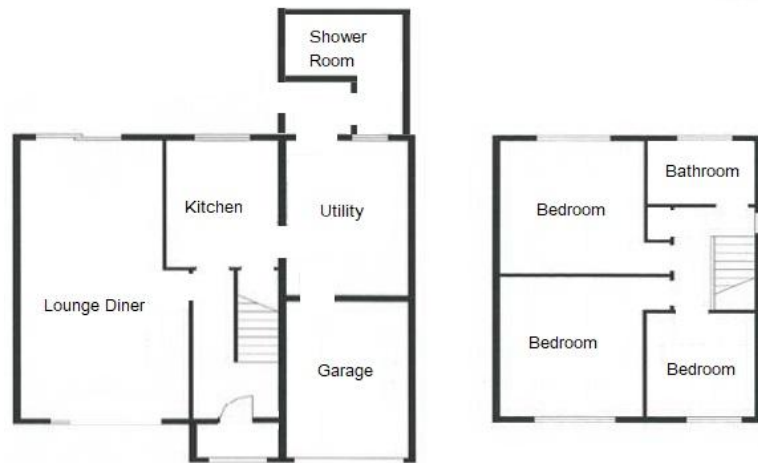


South East Facing Rear Garden

Being mainly laid to lawn with decked terrace, paved patio, two timber sheds, security lighting, a variety of mature shrubs and bushes and fencing to boundaries

Garage/Store Room

15' 8" x 7' 2" (4.8m x 2.2m) With wall lighting, ceiling lantern, power points and radiator



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 - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.