



smarthomes

Noble Way

Cheswick Green, Solihull, B90 4JJ

- A Well Presented Detached Bungalow
- Two Double Bedrooms
- Open Plan Lounge Diner & Modern Kitchen
- En-Suite Shower Room & Guest Bathroom

£415,000

EPC Rating 82

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 located on a private drive off Noble Way and is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to up and over garage doors, external lighting and composite front door leading through to

Entrance Hallway

With ceiling light points, Karndean flooring, radiator, loft access, door to garage and doors leading off to



Utility Cupboard

With space and plumbing for washing machine

Open Plan Lounge Diner & Modern Kitchen to Rear

21' 7" x 14' 9" (6.6m x 4.5m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring induction hob with feature glazed splashback and extractor canopy over, inset eye-level Bosch oven and grill, integrated dishwasher and fridge freezer, two radiators, ceiling light points, Karndean flooring and double glazed windows incorporating French doors leading out to the rear garden



Bedroom One to Rear

9' 10" x 9' 6" (3.0m x 2.9m) With double glazed window to rear elevation, radiator, ceiling light point, Karndean flooring, built-in wardrobes with sliding mirrored doors and door leading into



En-Suite Shower Room

Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, radiator, extractor and spot lights to ceiling



Bedroom Two to Front

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed window to front elevation, radiator, Karndean flooring and ceiling light point

Guest Bathroom

7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap, shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, extractor, shaver socket and spot lights to ceiling



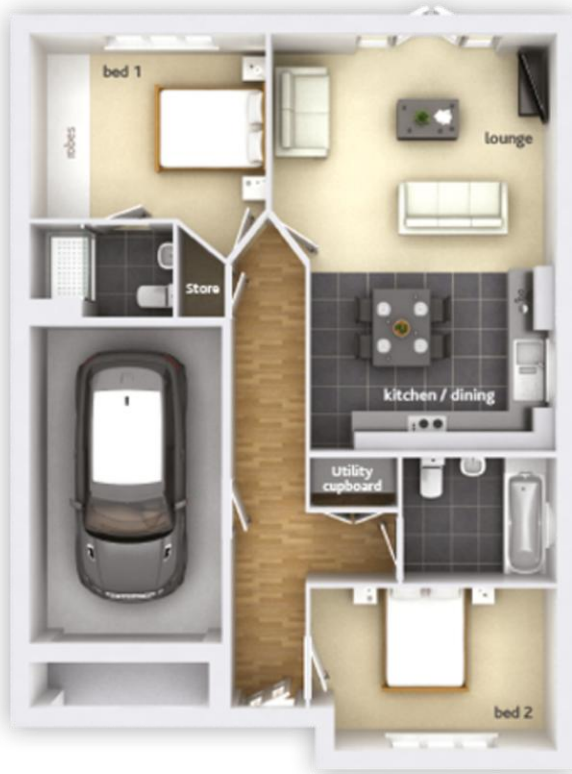
Garage

16' 4" x 9' 10" (5.0m x 3.0m) With metal up and over garage door to driveway, ceiling light point, power points and wall mounted Ideal boiler

Rear Garden

Being mainly laid to lawn with paved patio, gated side access and panelled fencing to boundaries

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		94
(81-91) B	82	
(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.