



Coppice Walk, Cheswick Green

Guide Price £275,000





PROPERTY OVERVIEW

Situated on the popular Cheswick Green Estate, a fantastic opportunity to purchase this three bedroom town house which would be ideal for a first time purchaser. The property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of a private rear garden and single garage in a nearby block. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, breakfast/kitchen, L shaped lounge/dining room, conservatory, three bedrooms, bathroom, South East facing garden and garage. Early viewing essential,

PROPERTY LOCATION

Cheswick Green is an established semi rural village located approximately 3 miles south west of Solihull town centre. It encompasses at the heart of the village a newsagent/convenience store/post office, a pharmacy, hairdressers, pub and Indian restaurant. The community is very well served for all ages with a village hall. Doctors surgery and Cheswick Green primary school. The village has excellent transport links with close proximity by car to the M42 and M40 motorways and the 52 bus service to Shirley and Solihull offering extensive amenities.

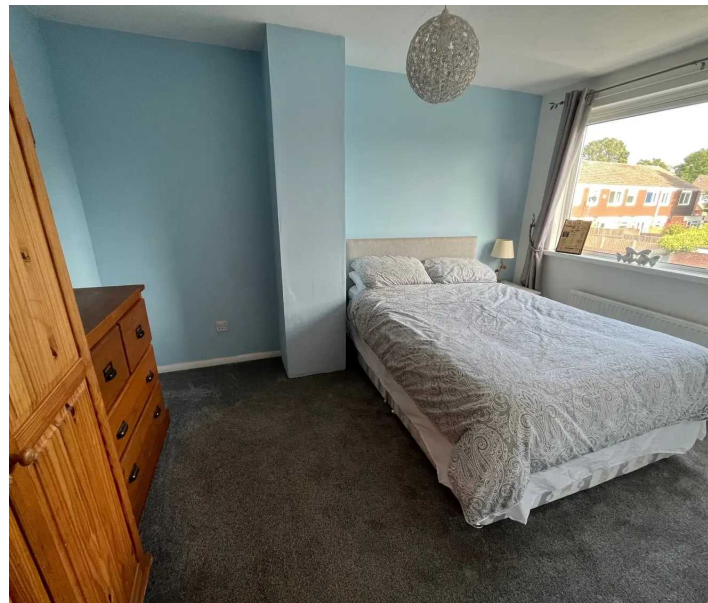




Council Tax band: C

Tenure: Freehold

- Three Bedroom Town House
- Ideal For A First Time Purchaser
- Easy Access To All Amenities
- L Shaped Dining Room
- Breakfast/Kitchen
- Conservatory
- Bathroom
- South East Facing Garden
- Garage





ENCLOSED PORCH
5' 3" x 5' 10" (1.59m x 1.78m)

ENTRANCE HALLWAY
14' 3" x 5' 11" (4.35m x 1.81m)

GUEST CLOAKROOM
5' 3" x 2' 10" (1.60m x 0.87m)

BREAKFAST/KITCHEN
11' 1" x 9' 4" (3.39m x 2.85m)

L SHAPED LOUNGE
17' 2" x 17' 3" (5.22m x 5.27m)

SUN ROOM
16' 0" x 6' 8" (4.89m x 2.02m)

FIRST FLOOR LANDING

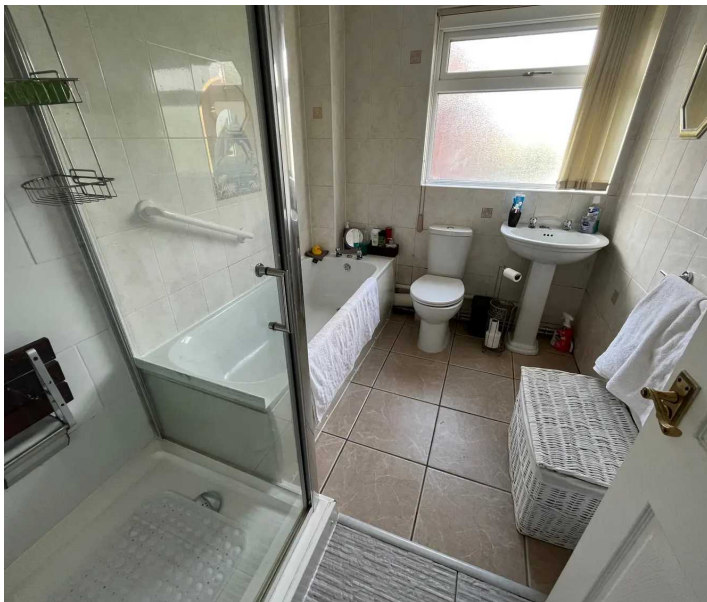
BEDROOM ONE
13' 1" x 11' 2" (3.99m x 3.41m)

BEDROOM TWO
11' 3" x 12' 5" (3.44m x 3.79m)

BEDROOM THREE
8' 6" x 7' 0" (2.58m x 2.13m)

BATHROOM
8' 9" x 6' 9" (2.67m x 2.05m)

TOTAL SQUARE FOOTAGE
100.2 sq.m (1078 sq.ft) approx.





OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

GARAGE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, washing machine, some carpets, all curtains, fitted wardrobes in bedroom one and all light fittings.

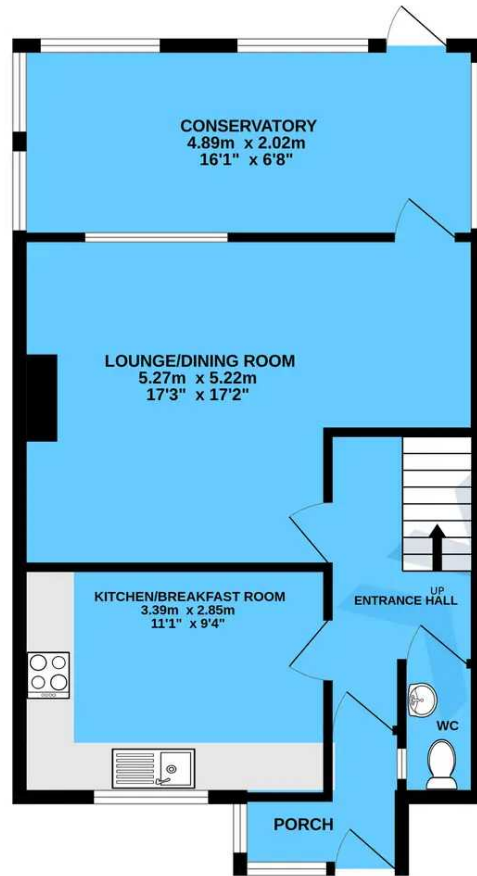
ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.
Broadband: BT

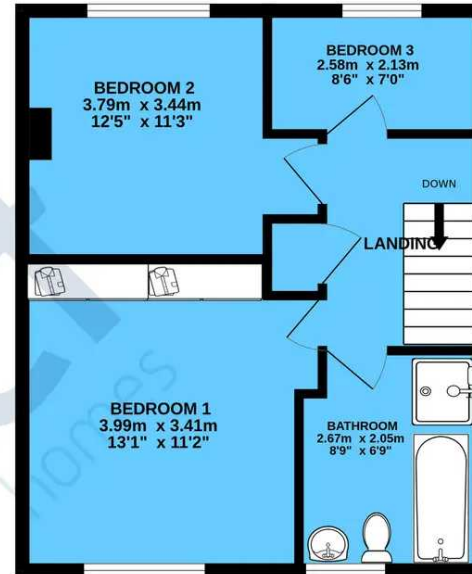
MONEY LAUNDERING REGULATIONS

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
59.1 sq.m. (636 sq.ft.) approx.



1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA: 100.2 sq.m. (1078 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.
Made with Metropix ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

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

