



15 CHERRINGTON WAY, HILLFIELD, SOLIHULL, B91 3TH

ASKING PRICE OF £595,000

EPC: D Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Double Fronted Detached Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Breakfast Kitchen
- Double Garage & Driveway
- Cul De Sac Position
- Walking Distance of Town Centre

A four bedroom double fronted detached residence enjoying a cul de sac position within a sought after location within walking distance of Solihull town centre. The property offers further scope for development (STPP) and has excellent family living accommodation which briefly comprises; reception hall, guest cloakroom/wc, dual aspect lounge, dining room, breakfast kitchen, utility room, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, double garage and enclosed southerly aspect rear garden. No Upward Chain.

RECEPTION HALLWAY

GUEST CLOAKROOM/WC

DINING ROOM 11' 3" x 9' 0" (3.43m x 2.74m)

DUAL ASPECT LOUNGE 19' 2" x 11' 3" (5.84m x 3.43m)

BREAKFAST KITCHEN 11' 3" x 10' 0" (3.43m x 3.05m)

UTILITY ROOM 6' 3" x 6' 0" (1.91m x 1.83m)

LARGE FIRST FLOOR LANDING

MASTER BEDROOM 12' 3" x 10' 8" (3.73m x 3.25m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM THREE 11' 7" x 7' 4" (3.53m x 2.24m)

BEDROOM FOUR 11' 8" x 7' 0" (3.56m x 2.13m)

FAMILY BATHROOM/WC

FORE GARDEN

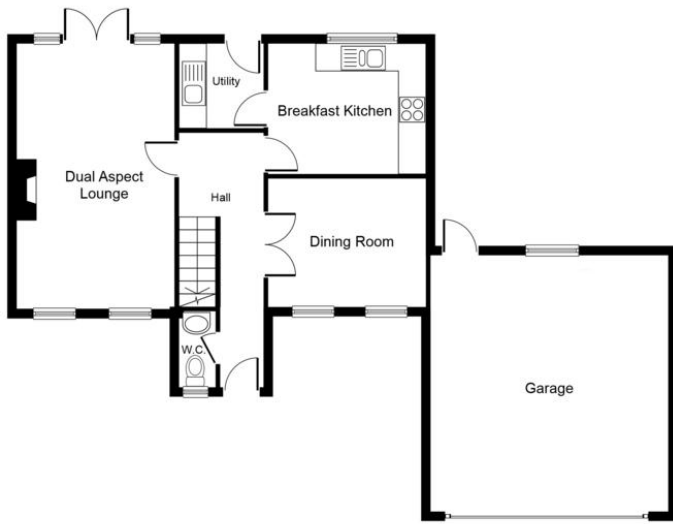
DRIVEWAY LEADING UP TO DOUBLE GARAGE 17' 4" x 16' 4" (5.28m x 4.98m)

with electric roller doors

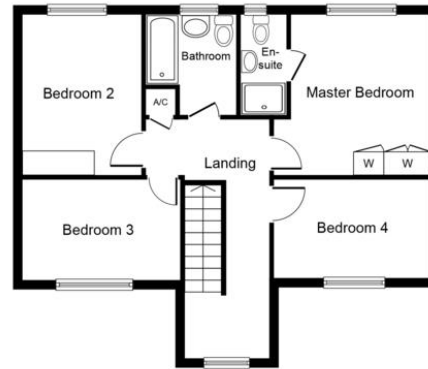
ENCLOSED SOUTHERLY ASPECT REAR GARDEN



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor

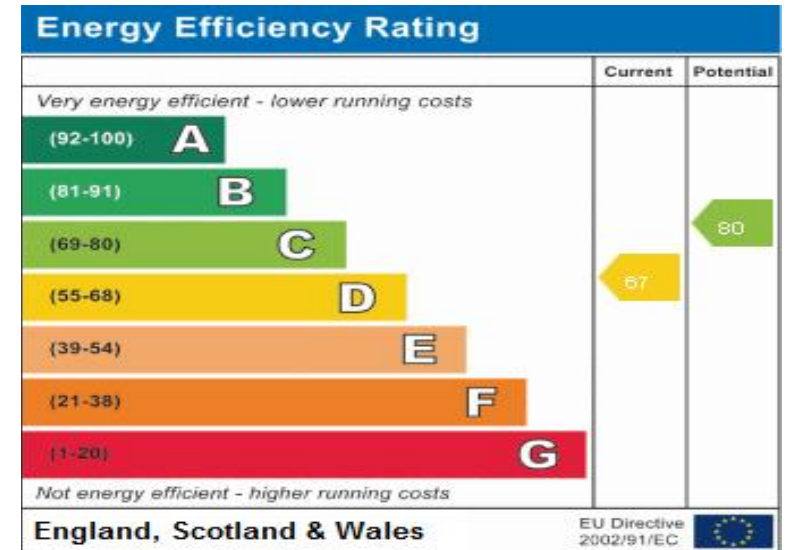


First Floor

Approx. Gross Internal Floor Area 1,497 sq. ft. (139.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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