



smarthomes

Cherry Drive

Tidbury Green, Solihull, B90 1UP

- An Immaculate Double Fronted Home
- Three Bedrooms
- Contemporary Breakfast Kitchen
- Master En-Suite Shower Room

£425,000

EPC Rating 84

Current Council Tax Band E





Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking.

Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links.

The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.

Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dickens Heath



Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.

The property is set back from the road behind a tarmac driveway providing off road parking extending to detached garage, gated access to West facing rear garden, shrubbery borders and canopy porch with composite front door leading through to

Entrance Hallway

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

Guest WC

Having a pedestal wash hand basin with tiling to splashback, WC with enclosed cistern, ceiling light point, radiator, extractor and wood effect flooring

Dual Aspect Lounge

16' 8" x 9' 10" (5.1m x 3.0m) With double glazed windows to front and side elevations, ceiling light point and radiator

Dual Aspect Breakfast Kitchen

16' 8" x 9' 10" (5.1m x 3.0m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, mirrored splashback, Zanussi four ring gas hob with extractor canopy over, inset Zanussi electric oven, integrated dishwasher, fridge and freezer, under-cupboard lighting, radiator, ceiling light points, wood effect flooring, double glazed window to front, double glazed windows incorporating French doors leading out to the West facing rear garden and door leading into



Utility Room

6' 2" x 4' 7" (1.9m x 1.4m) With fitted wall and base units, wood effect work surface with matching upstand, sink and drainer unit with mixer tap and mirrored backsplash, space and plumbing for washing machine, useful storage cupboard, wood effect flooring, radiator, extractor and ceiling light point



Accommodation on the First Floor

Landing

With ceiling spot lights, radiator, storage cupboard and doors leading off to

Bedroom One to Front

13' 5" x 10' 2" (4.1m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and door leading into

En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, WC with enclosed cistern and wall mounted flush and pedestal wash hand basin with complementary tiling to water prone areas, obscure double glazed window to front, extractor, radiator and spot lights to ceiling





Bedroom Two to Front

10' 2" x 8' 10" (3.1m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Three

7' 6" x 6' 10" (2.3m x 2.1m) With double glazed window, radiator and ceiling light point

Family Bathroom to Rear

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and wall mounted flush and pedestal wash hand basin, with tiling to water prone areas, fitted storage cupboard, obscure double glazed window to rear, radiator, extractor and spot lights to ceiling

West Facing Rear Garden

Being mainly laid to lawn with paved porcelain patio, raised shrubbery borders, fencing to boundaries and gated access to driveway

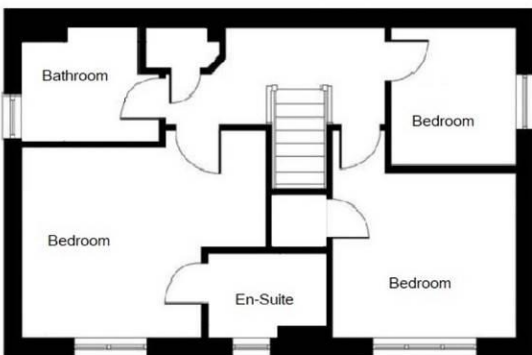
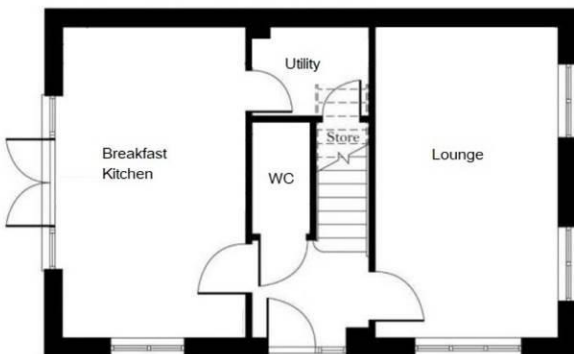


Detached Garage

20' 4" x 10' 9" (6.2m x 3.3m) With metal up and over garage door to driveway, ceiling light point, power-points and storage to eaves

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	84	
(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.