



smarthomes

Noble Way

Cheswick Green, Solihull, B90 4JJ

- A Well Presented Modern Mid Terrace Property
- Two Double Bedrooms
- En-Suite Shower Room
- Breakfast Kitchen

OIRO £295,000

EPC Rating 84

Current Council Tax Band C





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 tarmacadam allocated off road parking extending to canopy porch with external lighting and composite front door leading through to



Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful lift up under-stairs storage and door leading through to

Lounge to Front

14' 7" x 10' 4" (4.44m x 3.15m) With double glazed window to front elevation, ceiling light point, radiator, door to under-stairs storage cupboard and opening through to

Breakfast Kitchen to Rear

10' 4" x 9' 8" (3.15m x 2.95m) Being fitted with a contemporary range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, wood effect flooring, double glazed windows incorporating French doors leading out to the landscaped rear garden and opening through to



Utility Area

3' 4" x 5' 4" (1.02m x 1.63m) With high glass cupboard housing boiler and fitted base unit, complementary work surface with matching upstand, space and plumbing for washing machine, ceiling light point, wood effect flooring and door to



Guest WC

5' 5" x 3' 3" (1.65m x 0.99m) With low flush WC, wall mounted wash hand basin with tiling to splashback, ceiling light point and wood effect flooring

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Rear

9' 10" x 8' 11" (3m x 2.72m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and door leading into





En-Suite Shower Room to Rear

4' 9" x 9' 10" (1.45m x 3m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point

Bedroom Two to Front

13' 8" x 8' 0" (4.17m x 2.44m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes



Family Bathroom

5' 6" x 7' 1" (1.68m x 2.16m) Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, radiator, ceiling light point and shaver socket

Landscaped Rear Garden

Having a large paved patio area, artificial lawned area, external lighting, external sockets, fencing to boundaries and gated access to rear



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 - C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 98 |
| (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 | |

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 are 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.