



smarthomes

## Chatsworth Close

Cheswick Green, Solihull, B90 4SW

- A Beautifully Maintained Detached Family Home
- Three Bedrooms
- Dining Kitchen
- Two Reception Rooms

**OIRO £480,000**

EPC Rating 61

Current Council Tax Band E





## 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 a shaped lawned fore garden and printed concrete driveway providing off road parking extending to up and over garage door, exterior lighting and UPVC double glazed front door leading through to



### Spacious Reception Hall

With obscure double glazed window to front elevation, radiator, wood effect flooring, staircase leading to the first floor accommodation, ceiling light point and doors leading off to

### Lounge to Rear

12' 0" x 17' 10" (3.66m x 5.44m) With large double glazed tilt & slide patio doors leading out to the rear garden, feature polished metal fire surround with gas fire and polished stone hearth, wood effect flooring, two radiators, wall lighting, coving to ceiling, door to useful under-stairs storage and doors leading off to



### Reception Room Two to Rear

9' 11" x 7' 3" (3.02m x 2.21m) With double glazed window to rear elevation, ceiling light point, radiator, coving to ceiling and door to garage

### Dual Aspect Dining Kitchen

9' 2" x 27' 4" (2.79m x 8.33m) Being fitted with a range of wall, drawer and base units with complementary stone work surfaces and matching upstands, inset sink with mixer tap, four ring Neff hob with extractor canopy over, inset eye-level oven, grill and microwave oven, integrated dishwasher, tumble dryer and washing machine, space for American style fridge freezer, under-cupboard lighting, ceiling light points, two radiators, wood effect flooring, door to hallway, UPVC obscure double glazed door to side, double glazed window to front elevation and double glazed French doors leading out to the rear garden



### Guest WC

With low flush WC, corner vanity wash hand basin, ceiling spot lights, radiator, wood effect flooring and obscure double glazed window to front

### Accommodation on the First Floor

#### Landing

With ceiling light point, airing cupboard, sky-light window and doors leading off to

#### Bedroom One to Rear

14' 5" x 12' 6" (4.39m x 3.81m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture

#### Bedroom Two to Rear

8' 10" x 12' 9" (2.69m x 3.89m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe

#### Bedroom Three to Front

8' 3" x 12' 8" (2.51m x 3.86m) With double glazed window to front elevation, radiator and two ceiling light points



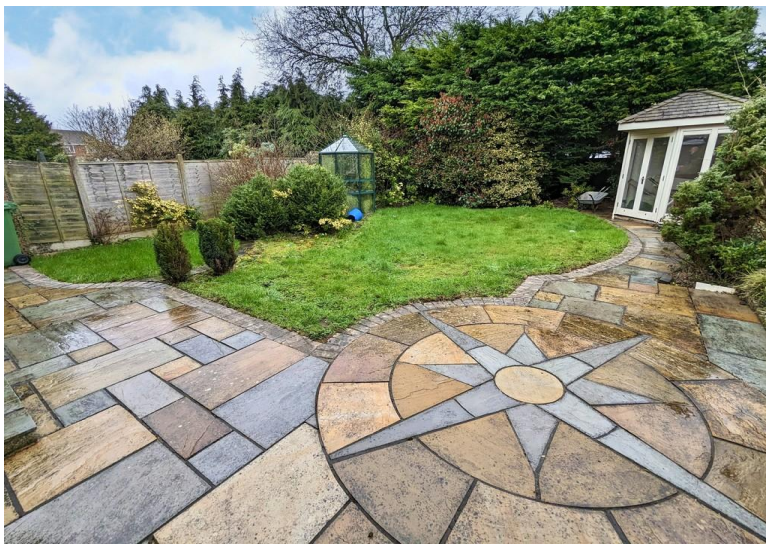


**Shower Room to Front**

7' 11" x 5' 6" max (2.41m x 1.68m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas, obscure double glazed window to front, radiator, extractor and spot lights to ceiling

**Family Bathroom to Front**

14' 6" x 4' 9" (4.42m x 1.45m) Being fitted with a three piece white suite comprising; corner Jacuzzi style bath, low flush WC and vanity wash hand basin, with tiling to water prone areas, obscure double glazed window to front, ladder style radiator, further radiator, extractor and spot lights to ceiling



**Landscaped Rear Garden**

Being mainly laid to lawn with feature paved patio and pathways, gated access to front, fencing to boundaries, a variety of mature shrubs and bushes, cold water tap, external power and Summer room

**Garage**

17' 6" x 7' 11" (5.33m x 2.41 m) With electric up an dover garage door to driveway, ceiling light point and power points

We are advised by the vendor that the property is

**Tenure**

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	81	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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