



smarthomes

## Heron Close

Cheswick Green, Solihull, B90 4JB

- An Extremely Well Presented End Terraced Property
- Three Bedrooms
- Lounge Diner
- Kitchen

**£330,000**

EPC Rating 65

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 a block paved driveway providing off road parking and extending to



### Enclosed Porch

Having composite front door with double glazed leaded inserts, wood effect laminate flooring, wall lighting, windows to front and sides and double glazed door with obscure leaded light insert leading through to

### Entrance Hallway

With ceiling light point, corniced coving, central heating radiator, wood effect laminate flooring, electric consumer board, stairs leading to the first floor accommodation and doors leading off to



### Kitchen to Front

9' 10" x 8' 10" (3.0m x 2.7m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with electric oven beneath and stainless steel extractor over, plumbing for a washing machine, space for a tumble dryer and plumbing for a dishwasher, integrated under counter fridge and freezer, laminate flooring, chrome ladder central heating radiator, spot lights to ceiling and a double glazed window to front



### Lounge Diner to Rear

16' 4" x 15' 8" (5.0m x 4.8m) With floor to ceiling double glazed window to rear elevation, double glazed French doors opening to garden, central heating, wood effect laminate flooring, useful under stairs storage cupboard, two ceiling light points and a Living Flame gas fire with marble hearth, inlay and wooden surround.

### Accommodation On The First Floor

#### Landing

With ceiling light point, airing cupboard housing the gas central heating boiler, loft access hatch and doors leading off to



#### Bedroom One to Rear

14' 9" x 8' 6" (4.5m x 2.6m) With double glazed window to rear elevation, central heating radiator, electric power points and ceiling light point

#### Bedroom Two to Front

11' 5" x 9' 6" (3.5m x 2.9m) With double glazed window to front elevation, central heating radiator, electric power points and ceiling light point



### Bedroom Three to Rear

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to rear elevation, central heating radiator, corniced, ceiling light and electric power points.

### Family Bathroom to Front

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with waterfall mixer tap over and Triton electric shower over, low flush WC and vanity wash hand basin with waterfall mixer tap, complementary tiling to walls, wood effect laminate flooring, chrome ladder central heating radiator, obscure double glazed window to front and spot lights to ceiling



### Rear Garden

Being mainly laid to lawn with block paved patio area, fencing to boundaries, timber framed summer house and a variety of mature shrubs and bushes

### Garage En Bloc

Situated at the end of the road with up and over door

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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.