



smarthomes

Leese Drive

Cheswick Green, Solihull, B90 4LQ

- A Recently Constructed & Beautifully Presented Semi Detached Home
- Two Double Bedrooms
- Breakfast Kitchen With Utility Area
- Contemporary Family Bathroom & En-Suite Shower Room

£320,000

EPC Rating 83

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.

A recently constructed & beautifully presented semi detached home within walking distance of open parkland, benefitting from two double bedrooms, breakfast kitchen with utility area, contemporary family bathroom, en-suite shower room, guest WC, lounge, landscaped rear garden and off road parking



The property is set in a cul-de-sac location, back from the road behind tarmacadam off road parking with paved pathway extending to side access to rear garden and feature canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, LVT flooring, stairs leading to the first floor accommodation and door leading through to

Lounge to Front

10' 5" x 14' 10" (3.18m x 4.52m) With double glazed window to front elevation, two radiators, ceiling light point, door to useful under-stairs storage cupboard and opening through to



Breakfast Kitchen to Rear

10' 6" x 10' 7" (3.2m x 3.23m) Being fitted with a range of high gloss wall, drawer and base units with complementary slate effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring ceramic hob with stainless steel splashback and extractor canopy over, inset electric Bosch oven, space for fridge freezer, radiator, spot lights to ceiling, LVT flooring, double glazed windows incorporating French doors leading out to the rear garden and opening into



Utility Area

3' 8" x 6' 2" (1.12m x 1.88m) Having space and plumbing for washing machine with slate effect worktop over, fitted wall cupboard housing Ideal boiler, wood effect flooring and door leading into

Guest WC

With low flush WC, wall mounted wash hand basin with tiled splashback, LVT flooring, radiator and ceiling light point



Accommodation on the First Floor

Landing

With ceiling light point, double glazed window to side, access to loft space and doors leading off to



Bedroom One to Rear

9' 0" x 8' 9" (2.74m x 2.67m) With double glazed window to rear elevation, radiator, ceiling light point, hard-wiring for wall mounted television, fitted wardrobe with sliding mirrored doors and door leading into

En-Suite Shower Room to Rear

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, fitted vanity mirror, LVT flooring, obscure double glazed window to front, radiator and ceiling light point

Bedroom Two to Front

14' 1" x 8' 1" (4.29m x 2.46m) With double glazed window to front elevation, radiator, useful built-in storage cupboard, storage recess and ceiling light point

Contemporary Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, low flush WC and wall mounted wash hand basin, with tiling to water prone areas, shaver socket, fitted vanity mirror, LVT flooring, obscure double glazed window to side, radiator and spot lights to ceiling

Landscaped Rear Garden

Having a paved patio, pathway and terrace to rear, lawned areas, fencing to boundaries and gated side access

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

