



21 WILLOW DRIVE, CHESWICK GREEN, SOLIHULL, B90 4HN

ASKING PRICE OF £419,995

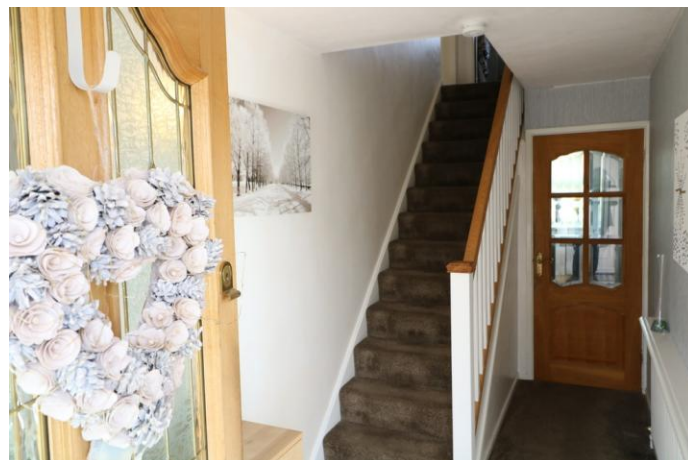
EPC: D Council Tax Band: D



Location

Cheswick Green is a small development surrounded by open countryside approximately one mile from the Stratford Road (A34). The village offers local shops, a pub and a primary school amongst its amenities. Bus services are available to Birmingham City Centre and Solihull Town centre. The M42 provides speedy access to the M40, M5 and M6 motorways, National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

- A Three Double Bedroom Extended Semi-detached Residence
- Neat Sought After Village Location
- CH and UPVC Double Glazing
- Through Lounge/Dining Room
- Fully Fitted Modernised Kitchen
- Ground floor WC
- Good Size Bedrooms
- Two Shower Rooms/WCs



A fabulous opportunity arises to acquire this extended three double bedroom semi-detached residence situated in a much sought after village location with good connectivity to Solihull and Shirley along with motorway networks. The property benefits from central heating, some underfloor heating and double glazing. Briefly comprises; entrance porch, reception hall, through lounge/dining area, Impressive well laid out fully fitted kitchen, groundfloor wc, First floor landing, three substantial bedrooms including one with ensuite wetroom/wc, family shower room/wc, neat garden area to front with ample off road parking, integral garage, enclosed pleasant garden to rear. Overall, a particularly pleasing dwelling home in neat surroundings.

ENTRANCE PORCH double glazed

RECEPTION HALL stairs off:

THROUGH LOUNGE/DINING ROOM 25' 1" x 10' 9" (7.664m x 3.29m)

picture window to front, feature fire place, patio doors to rear

FITTED KITCHEN 14' 11" x 8' 5" (4.56m x 2.573m)

aesthetically pleasing fully fitted kitchen, with induction hob, extractor oven, electric oven, sink unit, built in pantry store

GROUND FLOOR W/C

FIRST FLOOR LANDING

MASTER BEDROOM 13' 7" x 9' 6" (4.156m x 2.918m)

double bedroom

L-SHAPED BEDROOM TWO 22' 0" x 15' 1" (6.731m x 4.620m)

a sizable room with ensuite wet room

BEDROOM THREE 10' 8" x 10' 2" (3.271m x 3.11m)

double bedroom

FAMILY SHOWER ROOM/WC neatly fitted

FORE GARDEN garden area with neat borders, parking for several cars

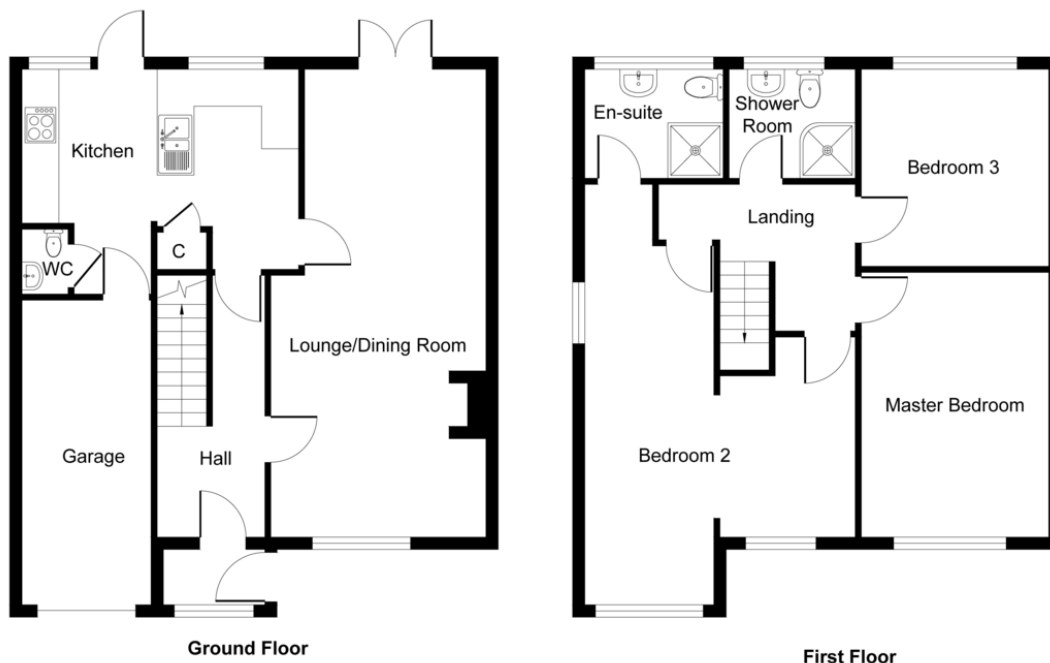
GARAGE 16' 8" x 9' 3" (5.087m x 2.83m)

REAR GARDEN enclosed feature garden, with decked path area, neat border, rear shed and quaint summer house



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 1307 sq. ft. (121.41 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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