



10 BEECHWOOD CLOSE, CHESWICK GREEN, B90 4HU

OFFERS AROUND £249,950

- CANOPY PORCH
- GUEST CLOAKS WC
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- RECEPTION HALLWAY
- LOUNGE DINER
- SIDE PASSAGEWAY
- BATHROOM
- GARAGE EN BLOC

Cheswick Green was originally developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to it's original design brief from the outset. It benefits from its own small parade of shops, doctors surgery, community centre, children's play area, village pub and central village green. As with all villages, there is a community nursery, junior and infant school. Local bus services act as a school service for children going to the senior schooling in Solihull, for which we are advised that Alderbrook is the catchment school for this area. Education facilities are subject to confirmation from the Education Department.

There is easy access by road via the A34 Stratford Road to the M42 motorway, and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area for the property is on the A34 Stratford Road in Shirley, where there is an excellent array of shops, business premises, restaurants and hostelryes, or in central Solihull which has in recent years undergone re-development with the Touchwood Development, a modern and vibrant heart to the old town.

An ideal location therefore for this end town which is set back from the road behind a lawned foregarden with paved footpath leading up to a part glazed front door with canopy porch over, opening into the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors opening to the kitchen, lounge diner and

GUEST CLOAKS WC

Having double glazed window to the front, ceiling light point, mid level WC and wall mounted wash hand basin

KITCHEN

9'10" x 9'0" (3.00m x 2.74m)



Having double glazed window to the front, ceiling light point, wall and base mounted storage units with work surfaces over incorporating sink and drainer, gas cooker point, space and plumbing for washing machine and door opening to the

SIDE PASSAGEWAY

28'2" x 3'0" (8.59m x 0.91m)

Having doors to the front and rear, wall light point and wall mounted combi central heating boiler

LOUNGE DINER

**16'6" max (8'4" min) x 16'0" max (12'10" min)
(5.03m max (2.54m min) x 4.88m max (3.91m min))**



Having UPVC double glazed window and sliding double glazed patio style doors to the rear garden, coved cornicing to the ceiling, two ceiling light points, two central heating radiators, understairs storage cupboard and feature fireplace with inset living flame effect gas fire

LANDING

Having ceiling light point, loft hatch access and doors off to three bedrooms, bathroom and linen cupboard

BEDROOM ONE

15'0" x 8'10" + door recess (4.57m x 2.69m + door recess)



Having UPVC double glazed window to the front, ceiling light point, coved cornicing to the ceiling and central heating radiator

BEDROOM TWO

11'9" x 9'2" + door recess (3.58m x 2.79m + door recess)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE

9'10" x 6'10" (3.00m x 2.08m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, low level WC, pedestal wash hand basin and panelled bath

OUTSIDE



REAR GARDEN

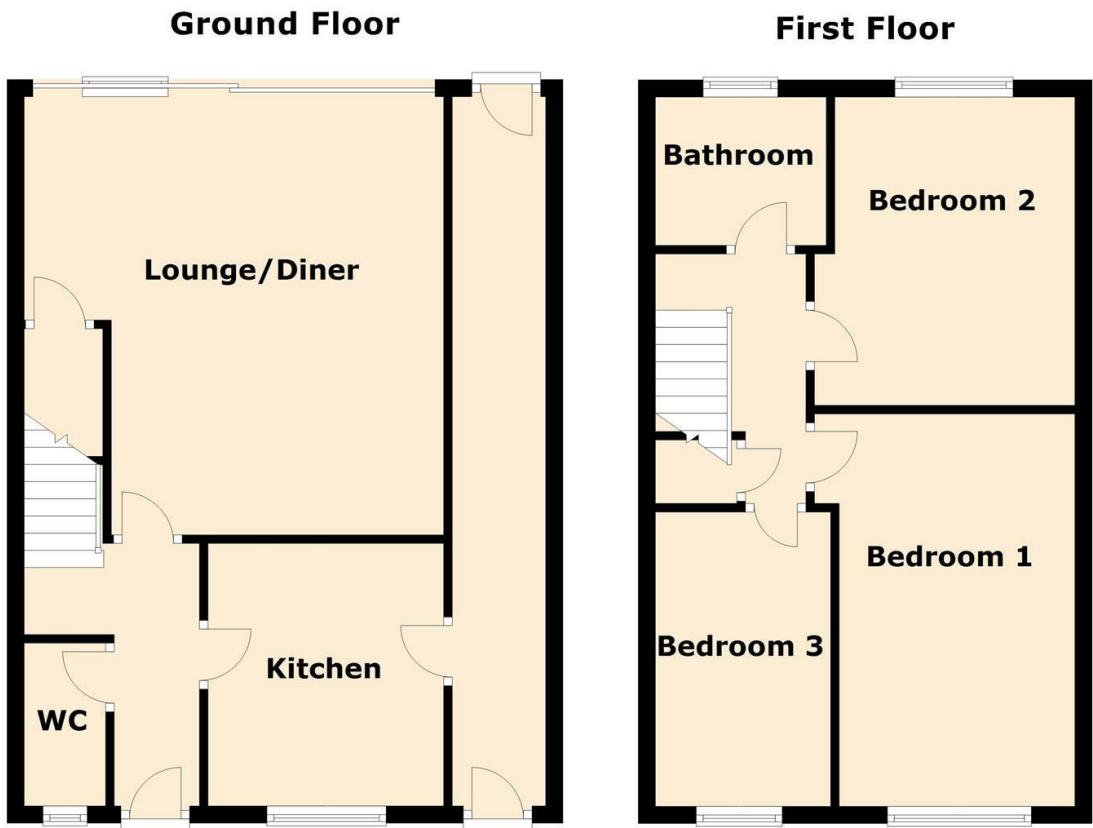
Having a concrete patio area with shaped lawn having well stocked borders

GARAGE EN BLOC

Having up and over door

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION
From our Shirley Office proceed along the A34 Stratford Road towards the M42 motorway. After passing over the Monkspath Island bear right to cross the dual carriageway and join Creynolds Lane, adjacent to the Plough Public House. Follow Creynolds Lane taking the right turn into Cheswick Way then first left and next left into Beechwood Close where the property can be found as identified by our agents for sale board.

TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

