



smarthomes

Knoll Croft

Cheswick Green, Solihull, B90 4JL

- A Well Presented Semi-Detached Family Home
- Three/Four Bedrooms
- Through Lounge/Diner
- Kitchen & Modern Bathroom

£339,950

EPC Rating '66'





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 with a UPVC double glazed door with side windows leading to



Porch

With a further part glazed door and matching side windows leading to

Entrance Hallway

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

Through Lounge/Diner

25' x 11' 1" (7.62m x 3.38m) With UPVC double glazed bow window to front elevation and UPVC sliding patio doors to rear, laminate flooring, marble fireplace with a gas living flame fire, two wall mounted radiators and ceiling light point



Kitchen to Rear

10' x 8' 1" (3.05m x 2.46m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a ceramic hob. Inset electric oven, space and plumbing for washing machine, tiling to splash back areas and floor, under stairs pantry area, ceiling spot lights, a double glazed window to the rear aspect and UPVC double glazed door to side return



Playroom/Bedroom Four

15' 4" x 9' 1" (4.67m x 2.77m) With UPVC double glazed window to front elevation, wall mounted radiator, shelved recess area, ceiling light point and door to

En-Suite W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to rear, tiling to half height and floor and ceiling light point



Landing

With an obscure UPVC double glazed window to side, access to part boarded loft space, shelved storage cupboard, ceiling light point and door to

Bedroom One to Front

13' 5" x 9' 7" (4.09m x 2.92m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



Bedroom Two to Rear

11' 5" x 9' (3.48m x 2.74m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Three to Front

10' 4" x 7' 5" (3.15m x 2.26m) With UPVC double glazed window to front elevation, recessed wardrobe with shelving and hanging rail, wall mounted radiator and ceiling light point

Family Bathroom to Rear

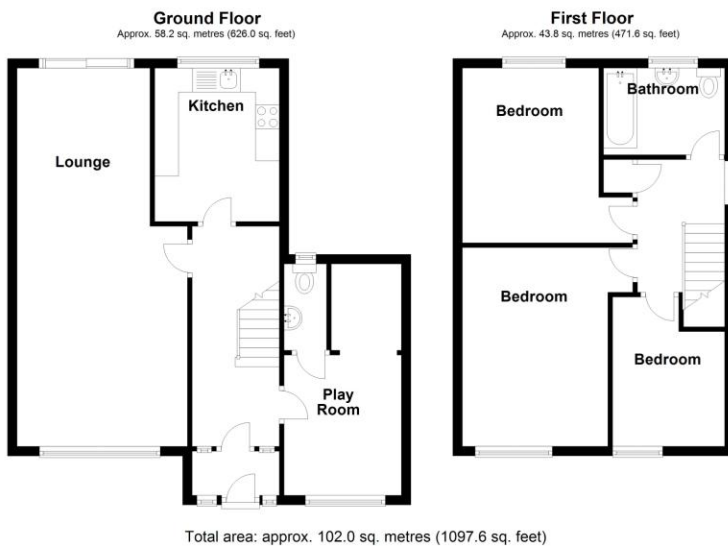
8' x 5' 5" (2.44m x 1.65m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Tiling to full height and floor with under floor heating, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Enjoying a private South facing aspect and being mainly laid to lawn with paved patio, shrubbery beds, garden shed, side access and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is 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 Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements