



8 CHARTWELL DRIVE, CHESWICK GREEN, B90 4JZ

OFFERS AROUND £375,000

- **SUPERB OPEN ASPECT TO THE REAR**
- **THROUGH LOUNGE DINING ROOM**
- **KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **LONG SIDE GARAGE**
- **PORCH & HALLWAY**
- **STUDY/BEDROOM THREE**
- **CONSERVATORY**
- **EN SUITE & SHOWER ROOM**
- **REAR GARDEN**

Cheswick Green is a popular and well established village in the country. It has its own small parade of shops, community centre, pub and restaurant, children's play areas and an excellent nursery infant and junior school. Local bus services also double up as school buses taking senior pupils to Alderbrook School in Solihull, in whose catchment area we are advised the property falls in.

Surrounding the estate is open countryside with walks, and the bustling town centre of Shirley is approximately three miles distant. Here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park, a wide choice of restaurants and hostelryes and a thriving business community. This extends along the Stratford Road to the nearby Cranmore, Widney, Monkspath and Solihull Business Parks, approximately one mile away from Cheswick Green. Close by is the Blythe Valley Business Park, a high technology business centre attracting companies from all over the world. This is adjacent to the junction of the M42 motorway, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Occupying a prime position on the fringe of the village this modern detached bungalow is being offered for sale for the first time since 1977. Sitting back from the road behind full width block set driveway which leads to a UPVC double glazed front door which opens to the

PORCH ENTRANCE

Having UPVC double glazed windows to the front and side, ceiling light point, tiled flooring and UPVC double glazed door opening to the

RECEPTION HALLWAY

Having loft hatch access, ceiling light point, central heating radiator, cloaks storage cupboard and doors off to lounge diner, kitchen, two bedrooms and shower room

LOUNGE DINER
22'2" x 11'4" (6.76m x 3.45m)



Having UPVC double glazed window to the font, two ceiling light points, two central heating radiators, gas fire and door opening to the



STUDY/BEDROOM THREE
11'4" x 8'10" (3.45m x 2.69m)



Having UPVC double glazed window overlooking farmland to the rear, ceiling light point, central heating radiator, light release window to the conservatory and door opening to the garage

KITCHEN
10'10" x 8'10" (3.30m x 2.69m)



Having UPVC double glazed door and window to the conservatory, ceiling light point, central heating radiator, tiled flooring and being fitted with wall and base mounted

storage units with work surfaces over having inset 1.5 bowl sink and drainer, electric cooker point, full height appliance space and breakfast bar

CONSERVATORY

10'10" x 8'9" (3.30m x 2.67m)



Having tiled flooring, central heating radiator, plumbing for washing machine, ceiling light point and UPVC double glazed double opening doors and windows overlooking open farmland to the rear

BEDROOM ONE

18'0" max x 10'11" to rear of fitted wardrobes (5.49m max x 3.33m to rear of fitted wardrobes)



Having UPVC double glazed window overlooking farmland to the rear, two ceiling light points, central heating radiator, built in wardrobes and door opening to the

EN SUITE SHOWER ROOM

Having UPVC double glazed window to the side, ceiling light point, central heating radiator, shower enclosure, low level WC and pedestal wash hand basin

BEDROOM TWO

10'0" x 9'0" + door recess (3.05m x 2.74m + door recess)



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

SHOWER ROOM



Having airing cupboard, ceiling light point, heated towel rail, tiled flooring, glazed shower enclosure with pivot door, low level WC, pedestal wash hand basin, complementary wall tiling and UPVC double glazed window to the front

OUTSIDE

LONG SIDE GARAGE

25'6" x 7'9" (7.77m x 2.36m)

Having roller door to the front driveway, light, power and UPVC double glazed door to the rear garden

DELIGHTFUL REAR GARDEN



Being a particularly attractive feature enhanced by the lovely open aspect to the rear overlooking farmland giving a feeling of space and total privacy. There is a paved and gravel patio area, gated side access to both sides and raised bordered lawn with a wire fence rear boundary

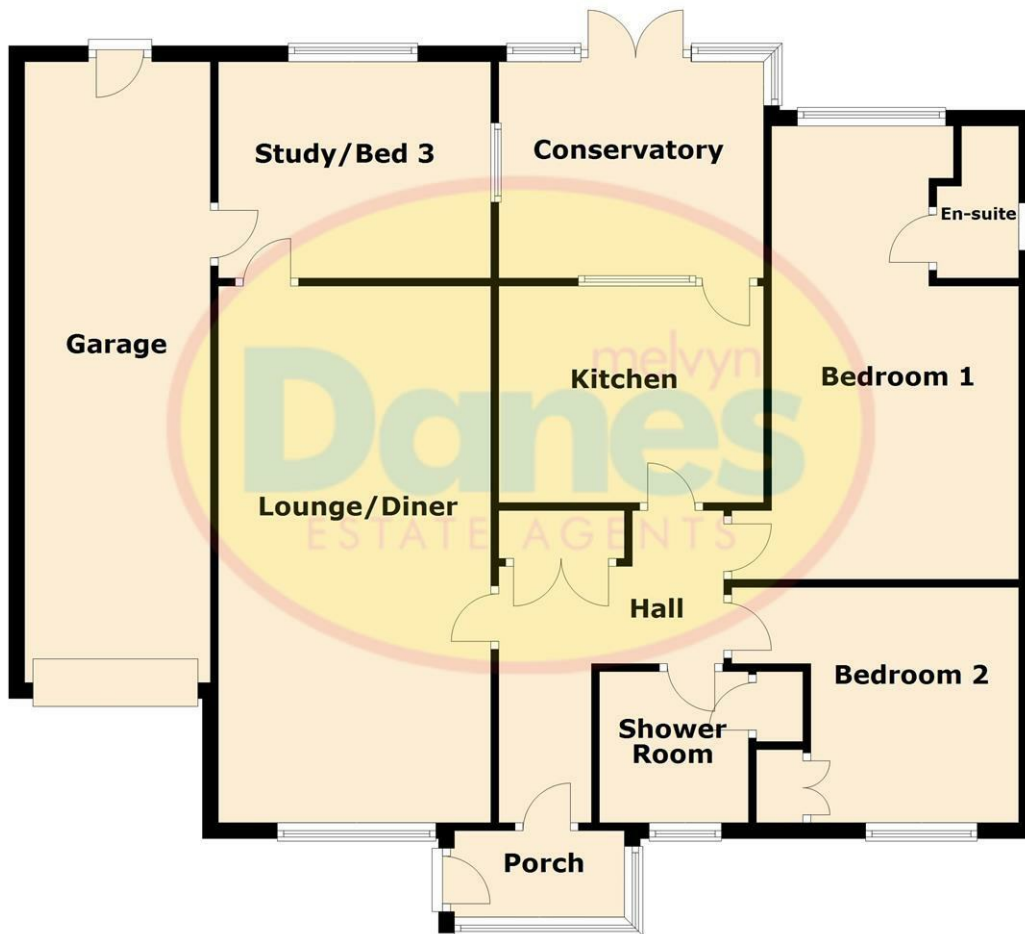




Floor Plan

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.

Ground Floor



LOCATION

From our Shirley Office proceed along the A34 Stratford Road towards Monkspath. Pass over three traffic islands and after the third bear right to cross the dual carriageway into Creynolds Lane, adjacent to the plough public house. Take the first right off Creynolds Lane into Cheswick Way, first right into Saxon Wood Road and first right into Boscobel Road following the road around to the left where Chartwell Drive can be found in the right hand side and number 8 can be identified by our agents for sale board.

TENURE

The property is Freehold.

VIEWING

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

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	