



Cheswick Way, Cheswick Green

Offers Around £425,000

- RECEPTION HALLWAY
- SEPARATE DINING ROOM/BEDROOM 4
- UTILITY WITH WC
- CONSERVATORY
- SIDE GARAGE & DRIVEWAY
- GOOD SIZED LOUNGE
- BREAKFAST KITCHEN
- THREE BEDROOMS
- REFITTED SHOWER ROOM
- REAR GARDEN

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 hostelrys, 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.

This detached bungalow is situated at the top end of the development and occupies a wide plot which affords further extension potential (subject to necessary planning permissions).

Sitting back from the behind a front driveway with foregardens to both sides. A double glazed front door opens to the

RECEPTION HALLWAY

Having UPVC double glazed windows to the front and side, cloaks storage cupboard, ceiling light point and open access to the

GENEROUS LOUNGE

20'3" max x 16'3" max (6.17m max x 4.95m max)



Having two UPVC double glazed box oriel windows to the front, feature fireplace, five wall light points, two central heating radiators and doors opening to the dining room, kitchen, third bedroom and inner hallway

DINING ROOM

13'5" x 8'3" (4.09m x 2.51m)



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

BREAKFAST KITCHEN

12'0" x 10'0" (3.66m x 3.05m)



Having UPVC double glazed window to the rear, ceiling light point, tiled flooring, door to the side utility area, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric hob with concealed extractor fan over, integrated fridge and integrated electric double oven

SIDE UTILITY AREA

8'4" x 6'8" (2.54m x 2.03m)

Having UPVC double glazed window and door to the rear garden, ceiling light point, wall mounted central heating boiler and wall and base mounted storage units

GROUND FLOOR WC

Having window to the side, wall light point, low level WC and vanity wash hand basin

STORE ROOM

9'0" x 7'7" (2.74m x 2.31m)

Having ceiling light point and door opening to the side garage

BEDROOM THREE

10'0" x 8'0" (3.05m x 2.44m)

Having UPVC double glazed french style door and window to the conservatory, ceiling light point, central heating radiator and built in storage cupboard

CONSERVATORY

9'3" x 7'0" (2.82m x 2.13m)

Having UPVC double glazed windows and door to the rear garden and tiled flooring

INNER HALLWAY

Having ceiling light point, airing cupboard and doors opening to two bedrooms and shower room

BEDROOM ONE

12'0" x 10'10" (3.66m x 3.30m)



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

BEDROOM TWO

10'0" x 9'10" (3.05m x 3.00m)

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

REFITTED SHOWER ROOM



Having full height wall tiling, tiled floor and walk in shower enclosure with floor drain, glazed scree and electric shower, vanity unit with inset wash hand basin, concealed cistern WC, central heating radiator and recessed ceiling spotlights

OUTSIDE

SIDE GARAGE

19'2" x 10'1" (5.84m x 3.07m)

Having up and over door and personnel door to the front driveway, door to the rear, light and power

REAR GARDEN



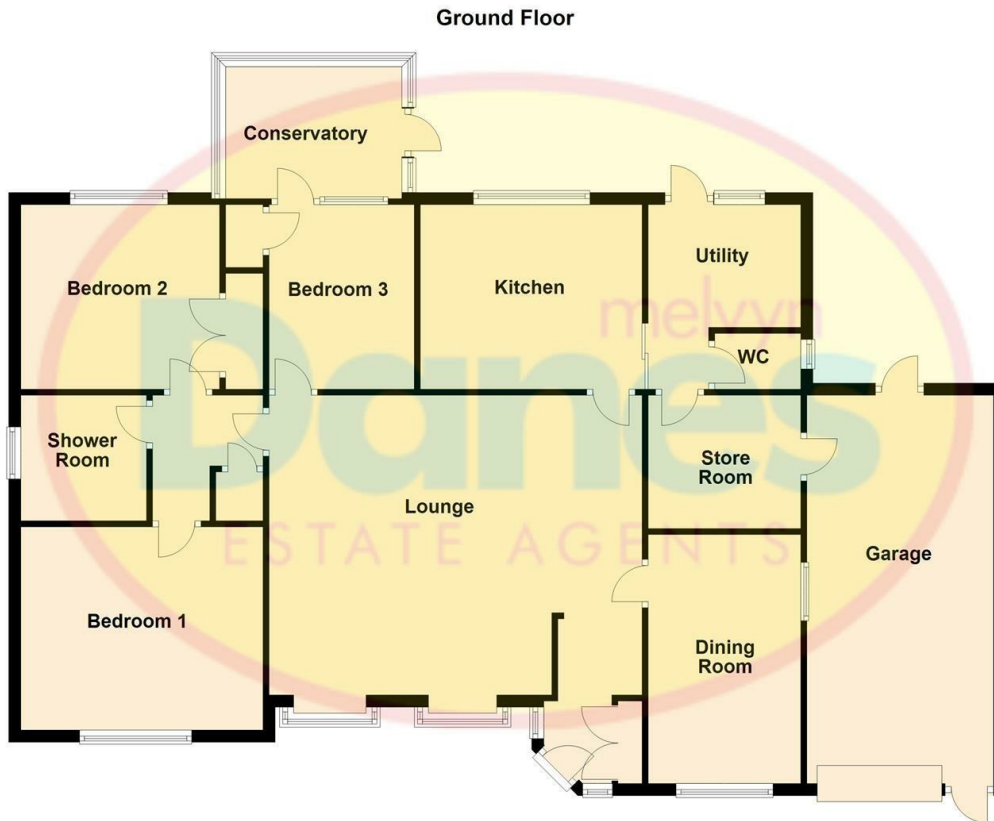
Having patio area with shaped bordered lawn beyond, privacy screened boundaries, additional side plot with planting beds and garden shed

COVERED REAR STORAGE AREA

Accessed from the garage and open to the rear garden

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.



TENURE: We are advised that the property is Freehold

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
82 Cheswick Way Cheswick
Green Solihull B90 4HG

Council Tax Band: E

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

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