



# Cheswick Way, Cheswick Green

## Offers Around £415,000

- PORCH & HALLWAY
- EXTENDED & REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- GARAGE/STORE
- DELIGHTFUL REAR GARDEN
- LOUNGE DINING ROOM
- UTILITY AREA
- REFITTED SHOWER ROOM
- FRONT DRIVEWAY
- VIEWING RECOMMENDED



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 well presented detached bungalow is situated at the top end of the development and is situated back from the behind a front driveway with 'sleeper' edged planted foregarden. A double glazed front door opens to the

**PORCH ENTRANCE**

Having double glazed windows to the front and side and front door opening to the

**RECEPTION HALLWAY**

Having doors opening to the kitchen and lounge diner

**L SHAPED LOUNGE & DINING ROOM  
19'9" max x 15'10" max (9'4" min) (6.02m max x 4.83m max (2.84m min))**



Having double glazed bow window to the front, three ceiling light points, two central heating radiators, double glazed window to the rear, sliding double glazed doors opening to the garden, feature fireplace and doors opening to the inner hallway and kitchen

**REFITTED BREAKFAST KITCHEN  
12'0" x 9'5" plus walkway (3.66m x 2.87m plus walkway)**



Having UPVC double glazed door and window to the rear garden, recessed ceiling spotlights, designer central heating radiator, open access to the utility area, laminate wooden flooring and being fitted with a comprehensive range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric double oven, gas hob with extractor canopy over, space for a breakfast table and integrated dishwasher, fridge and freezer

**UTILITY AREA  
7'5" x 4'3" (2.26m x 1.30m)**

Having recessed ceiling spotlights, laminate wooden flooring, space and plumbing for washing machine, central heating radiator and door to the garage/store

**INNER HALLWAY**

Having ceiling light point, central heating radiator, double glazed window to the front and doors opening to two bedrooms, shower room and airing cupboard

**BEDROOM ONE  
13'1" into bay x 13'1" (3.99m into bay x 3.99m)**



Having UPVC double glazed box bay window overlooking the rear garden, ceiling light point, central heating radiator and built in wardrobes



**BEDROOM TWO**  
**10'5" x 10'0" (3.18m x 3.05m)**



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

**REFITTED SHOWER ROOM**



Having double glazed window to the front, recessed ceiling spotlights, heated towel rail, full height wall tiling, walk in shower with fixed glazed screen, vanity unit with inset wash hand basin and low level WC

**OUTSIDE**

**GARAGE/STORE**  
**11'8" x 8'4" (3.56m x 2.54m)**

Having light point, electric door to the front driveway and power point

**DELIGHTFUL REAR GARDEN**



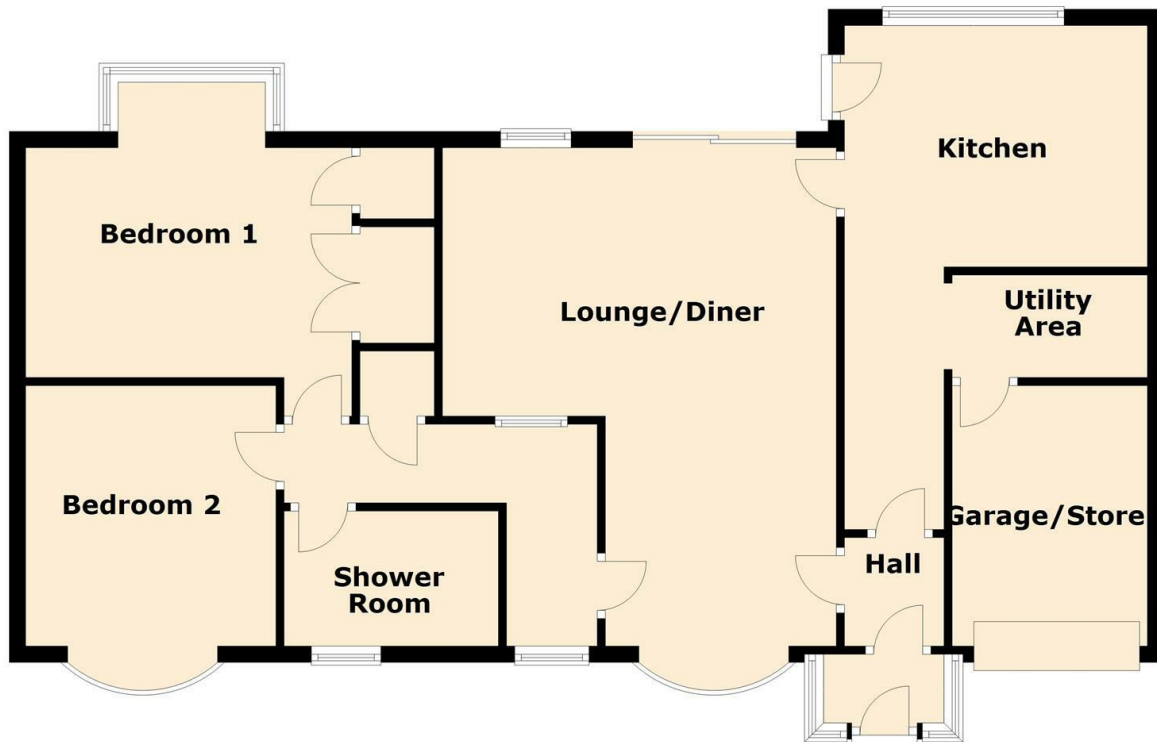
Having block paved patio area, outside tap, gated access to both sides, shaped bordered lawn, workshop/shed and pergola seating area



## 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



#### TENURE

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

#### COUNCIL TAX - Band E

#### VIEWING

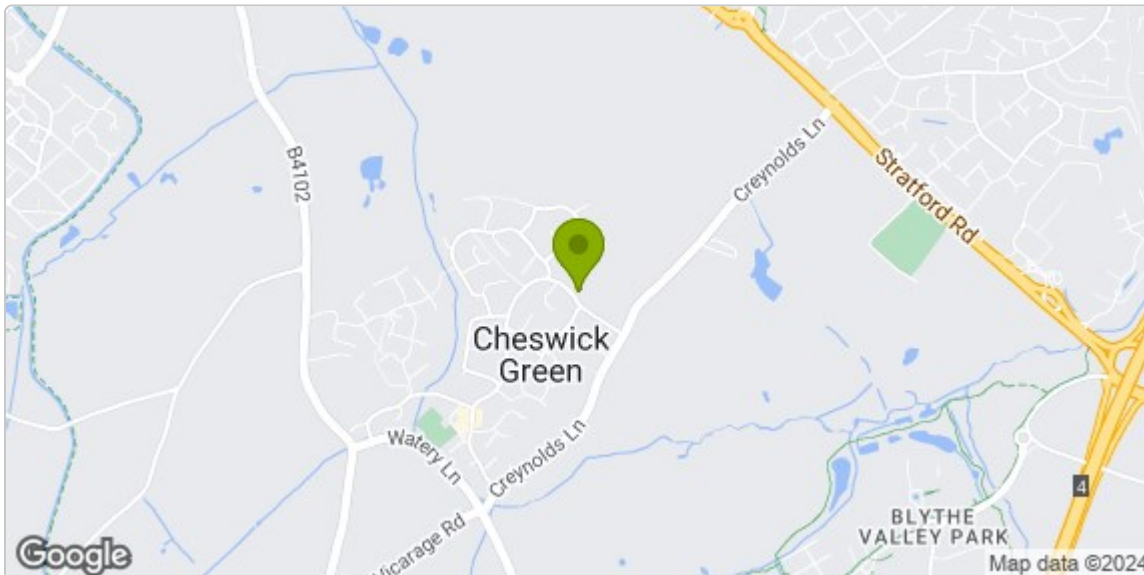
By appointment only please with the Shirley office on 0121 744 2801.

#### 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.



Full Postal Address:

78 Cheswick Way Cheswick  
Green Solihull B90 4HG

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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