



Knoll Croft, Cheswick Green

Offers Around £399,950

- PORCH
- LOUNGE DINER
- UTILITY ROOM
- FOUR BEDROOMS
- SINGLE GARAGE
- RECEPTION HALLWAY
- KITCHEN
- GROUND FLOOR WC
- BATHROOM
- 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 its 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 in nearby Shirley has an excellent array of shops, business premises, restaurants and hostelrys coupled with central Solihull which boasts the modern and vibrant Touchwood Development and the traditional high street.

An ideal location therefore for this extended modern semi detached property which is situated back from the road behind a front driveway and lawned foregarden. A UPVC double glazed front door gives direct access to the

PORCH

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

RECEPTION HALLWAY

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

LOUNGE AREA

14'6" x 11'4" (4.42m x 3.45m)



Having UPVC double glazed window to the front, ceiling light point, two wall light points, feature fireplace, laminate wooden flooring and open access to the dining area

DINING AREA

9'10" x 8'11" (3.00m x 2.72m)



Having sliding double glazed patio style doors to the rear garden, ceiling light point, central heating radiator and laminate wooden flooring

KITCHEN

10'0" x 8'1" (3.05m x 2.46m)



Having UPVC double glazed window to the rear, stable style door to the utility room, understairs storage cupboard, laminate wooden flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, gas cooker point, space and plumbing for dishwasher, under work surface appliance space and ceiling light point

UTILITY ROOM

8'6" x 6'10" (2.59m x 2.08m)

Having UPVC double glazed door and window to the rear garden, ceiling light point, laminate wooden flooring, doors to the garage and ground floor WC, wall and base mounted storage units with roll edged work surfaces over, space and plumbing for washing machine and full height appliance space

GROUND FLOOR WC

Having ceiling light point, low level WC and wash hand basin

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors off to four bedrooms, bathroom and airing/storage cupboard

BEDROOM ONE
13'5" x 10'0" (4.09m x 3.05m)



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

BEDROOM TWO
11;6" x 9'0" (3.35m;1.83m x 2.74m)



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

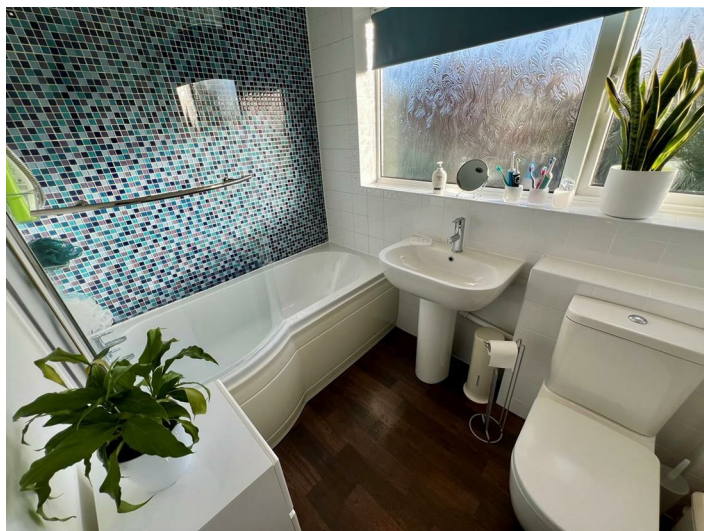
BEDROOM THREE
12'3" x 6'10" (3.73m x 2.08m)

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

BEDROOM FOUR
10'5" max x 7'5" max (3.18m max x 2.26m max)

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

FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, P shaped bath with electric shower over and glazed screen, pedestal wash hand basin and low level WC

REAR GARDEN



Having paved patio area with lawn beyond and defined fenced boundaries

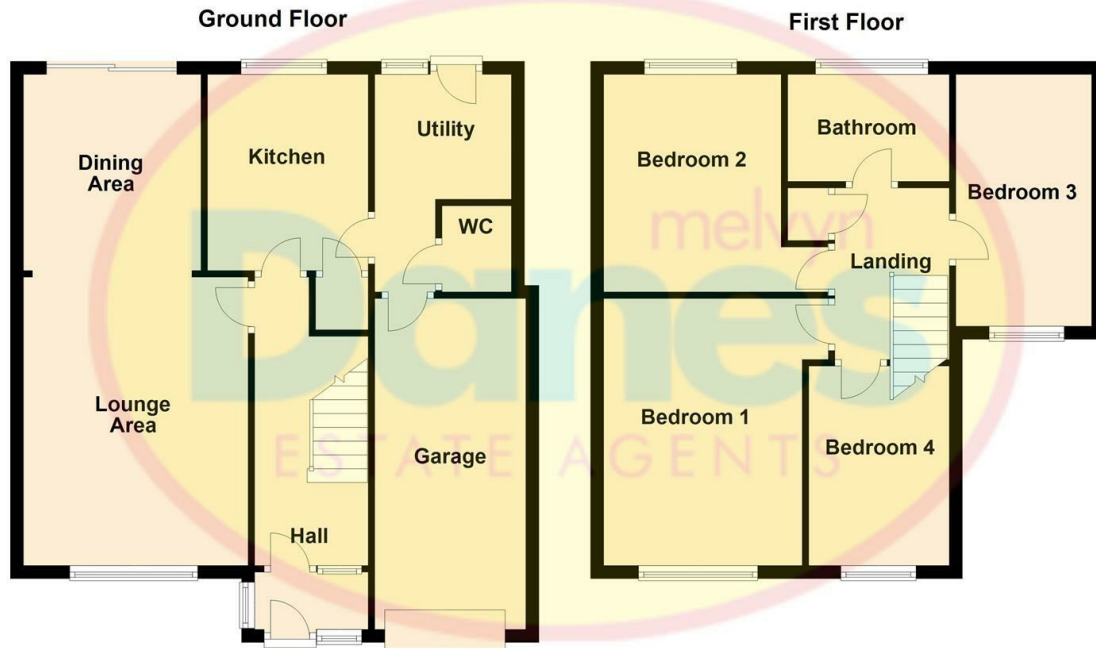
SINGLE GARAGE
16'0" x 8'3" (4.88m x 2.51m)

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



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.



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

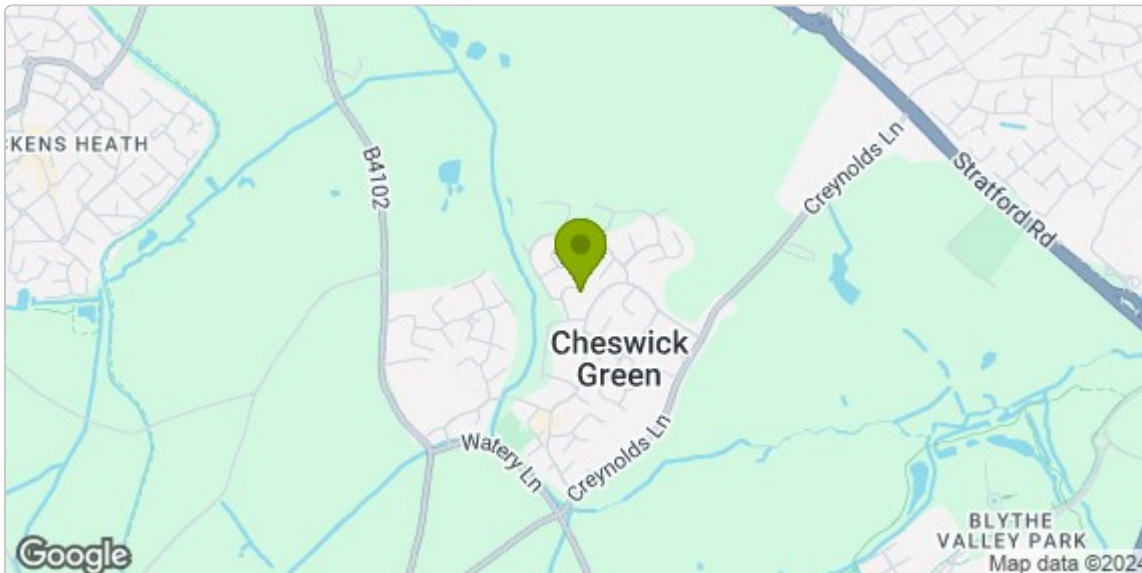
COUNCIL TAX - Band D

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:
11 Knoll Croft Cheswick Green
Solihull B90 4JL

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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