



Glenwood Drive, Cheswick Green

Offers Around £350,000

- ENTRANCE PORCH
- LOUNGE DINER
- THREE BEDROOMS
- SIDE GARAGE
- DRIVEWAY PARKING
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM & SEP WC
- REAR GARDEN
- POPULAR LOCATION

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.

An ideal location therefore for this semi detached house which has been in the same ownership since it's original construction. Sitting back from the road behind a front driveway that leads in turn to a UPVC double glazed door which opens to the

PORCH ENTRANCE

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

RECEPTION HALLWAY

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

THROUGH LOUNGE DINER

24'7" x 11'3" max (81'0" min) (7.49m x 3.43m max (24.69m min))



Having UPVC double glazed bow window to the front and UPVC double glazed french style doors to the rear garden, two ceiling light points, central heating radiator and feature fireplace



KITCHEN

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



Having UPVC double glazed window to the rear and UPVC double glazed door to the side, ceiling light point, pantry and being fitted with all and base mounted storage units with work surfaces over having inset sink and drainer, electric oven with gas hob over, integrated microwave, under work surface appliance space and space with plumbing for an automatic washing machine

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms, shower room, separate WC and airing cupboard housing the combi boiler

BEDROOM ONE
13'5" x 9'9" (4.09m x 2.97m)



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

BEDROOM TWO
11'5" x 9'0" (3.48m x 2.74m)



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

BEDROOM THREE
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 bulk head storage cupboard

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, tandem glazed shower enclosure and vanity unit with inset wash hand basin

SEPARATE WC

Having UPVC double glazed window to the rear, ceiling light point and low level WC

REAR GARDEN



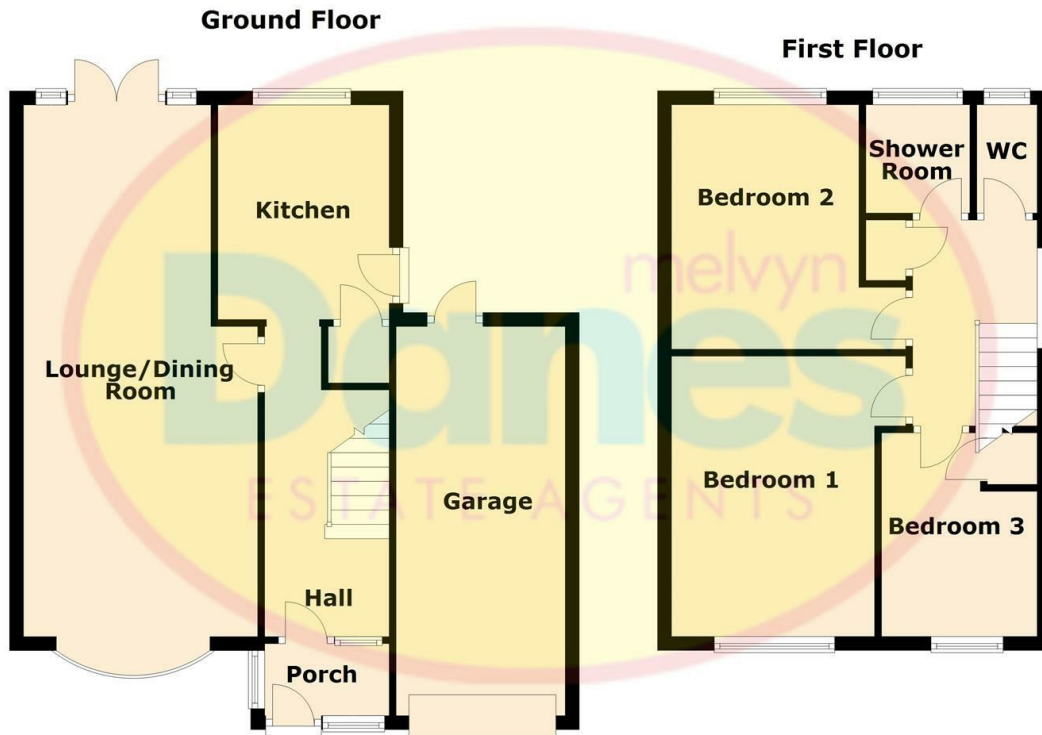
Having paved patio area with door to the garage and gated side access, raised lawn with well stocked borders and defined boundaries

SIDE GARAGE

Having up and over door to the front driveway

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

COUNCIL TAX BAND: D

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:
4 Glenwood Drive Cheswick
Green Solihull B90 4HJ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk