



smarthomes

Memorial Close

Cheswick Green, Solihull, B90 4LJ

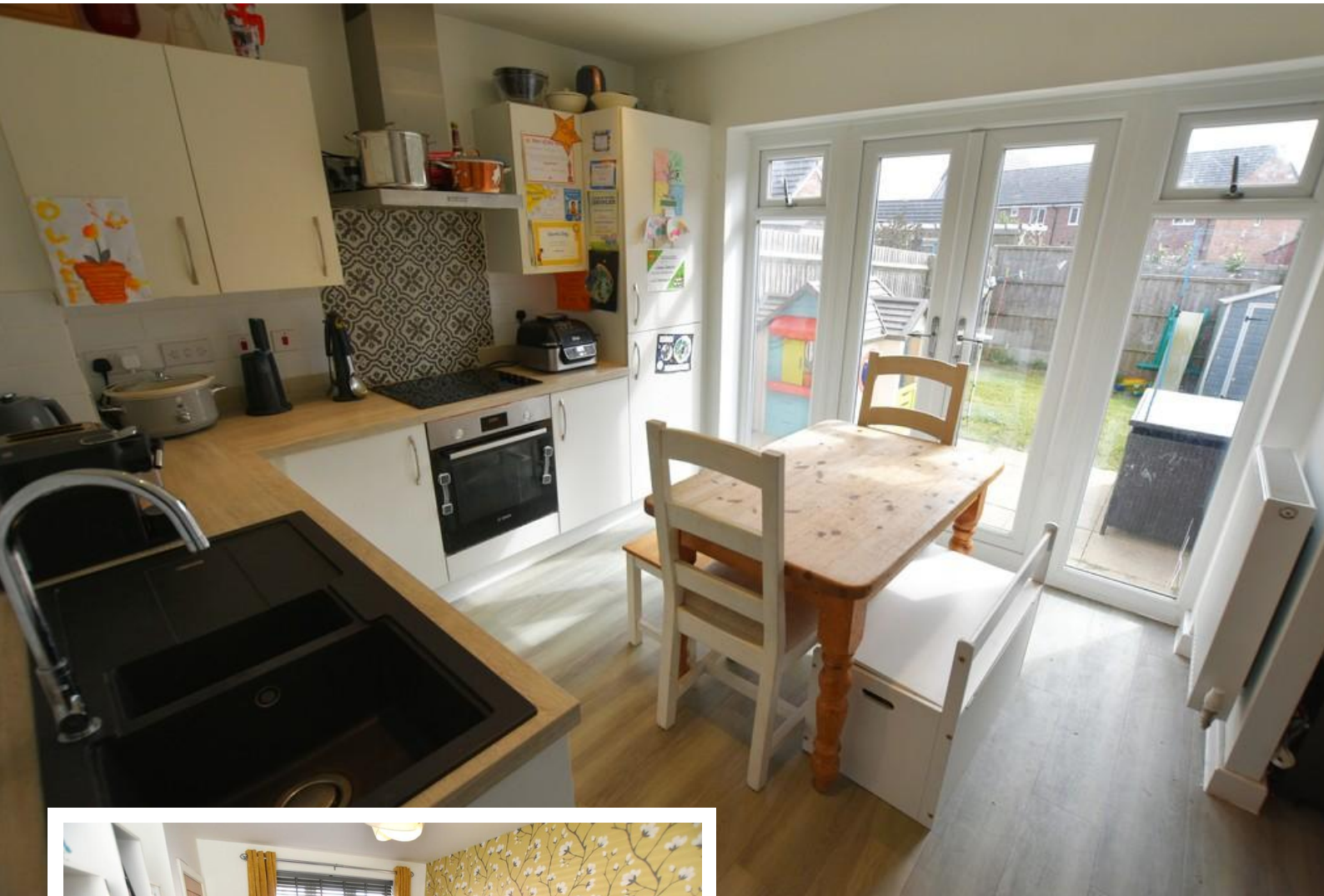
- A Beautifully Presented End Terraced Property
- Two Double Bedrooms
- Family Bathroom
- South Easterly Facing Rear Garden

Offers Over £300,000

EPC Rating 83

Current Council Tax Band - C





Property Description

The village of Cheswick Green is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, on the Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. The property currently falls within Alderbrook senior school catchment.

The property is set back from the road behind tarmac off road parking for two vehicles extending to paved pathway and canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, central heating radiator, wall mounted fuse box, stairs leading to the first floor accommodation doors leading off to



Lounge to Front

14' 2" x 9' 9" (4.32m x 2.97m) With double glazed window to front elevation, central heating radiator, ceiling light point, thermostatic wall mounted control, door to useful under-stairs storage cupboard and door leading through to

Dining Kitchen to Rear

10' 05" x 8' 03" (3.18m x 2.51m) Being fitted with a range of white wall and base units with complementary wood effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, integrated Bosch electric hob and oven with extractor over, integrated dishwasher, integrated fridge freezer, central heating radiator, spot lights to ceiling, ceiling smoke alarm, Amtico flooring and double glazed windows incorporating French doors leading out to the South East facing rear garden

Utility Area

4' 9" x 2' 9" (1.45m x 0.84m) With plumbing and space for washing machine, wall and base unit with work surface over

Guest W.C

5' 2" x 2' 9" (1.57m x 0.84m) With white low flush W.C, wash hand basin with mixer tap, central heating radiator, ceiling light point, extractor fan and tiled flooring



Accommodation On The First Floor

Landing

With ceiling light point, smoke alarm, loft hatch and doors leading off to

Bedroom One to Rear

9' 4" x 8' 6" (2.84m x 2.59m) With double glazed window to rear elevation, central heating radiator and ceiling light point, double sliding fitted wardrobes with mirrored front.



En Suite Shower Room

9' 4" (max) x 4' 2" (2.84m x 1.27m) Being fitted with a three piece white suite comprising pedestal wash hand basin, white low level W.C, walk in shower with thermostatic shower over, one ceiling light point, ceiling extractor fan, small obscure double glazed window to rear and central heating radiator.

Bedroom Two to Front

13' 5" x 7' 7" (4.09m x 2.31m) With double glazed window to front elevation, central heating radiator, ceiling light point, fitted double wardrobes with hanging rail and door to bulk head over the stairs with storage.





Family Bathroom to Side

6' 7" x 5' 1" (2.01m x 1.55m) Being fitted with a white three piece white suite comprising; panelled bath with mixer taps and shower head attachment, low flush WC and floating wash hand basin, ceiling light point, extractor fan, wall mounted upright towel rail, tiled flooring and obscure double glazed window to side.

South Easterly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries and gate to access shared side access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.