



smarthomes

Briar Coppice

Cheswick Green, Solihull, B90 4GD

- An Extremely Spacious Detached Bungalow
- Three Bedrooms
- South/East Facing Rear Garden
- No Upward Chain
- Owned Solar Panels

Offers in Region of £450,000

EPC Rating - B

Current Council Tax Band - E





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 in a private road servicing just three detached bungalows with lawned fore garden and tarmac driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, quarry tiled flooring and door leading through to

Spacious Entrance Hallway/Dining Hall

Formerly used as a dining hall with wall lighting, radiator, coving to ceiling, built-in storage cupboard and doors leading off to

Lounge to Rear

12' 6" x 21' 4" (3.81m x 6.5m) With two double glazed windows to side elevation, ceiling light point, wall lighting, coving to ceiling, radiator, brick fireplace with gas fire and double glazed sliding doors leading into



Conservatory

10' 9" x 9' 1" (3.28m x 2.77m) With double glazed windows, polycarbonate roof, power points, ceiling light point, tiled flooring and double glazed sliding patio doors leading out to the rear garden

Breakfast Kitchen to Rear

12' 7" x 10' 0" (3.84m x 3.05m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, radiator, ceiling light point, wall lighting, tiled flooring, double glazed window to rear and UPVC double glazed door leading out to the rear garden



Bedroom One to Front

14' 8" x 11' 8" (4.47m x 3.56m) With double glazed window to front elevation, radiator, wall lighting and ceiling light point

Bedroom Two to Rear

12' 7" x 11' 8" (3.84m x 3.56m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 4" x 6' 11" (3.15m x 2.11m) With double glazed window to front elevation, radiator and ceiling light point





Adapted Shower Room

Having an open walk-in shower area with thermostatic shower, grab rails, non-slip flooring and floor drain, low flush WC, pedestal wash hand basin with tiling and aqua-panelling to walls, obscure double glazed window to side, radiator and ceiling light point

Guest WC

With low flush WC, wall mounted wash hand basin with tiled splashback, wood effect flooring, ceiling light point and obscure double glazed window to side



Garage

17' 7" x 8' 11" (5.36m x 2.72m) With up and over garage door, space and plumbing for washing machine, door to hallway, wall mounted Worcester boiler, cold water tap and potential to create utility area with power

South/East Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, timber potting shed, fencing to boundaries, a variety of mature shrubs, trees and bushes and pathway extends to further garden area with greenhouse and vegetable patch



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	90	
(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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