



smarthomes

## Mount Dairy Farm Lane

Cheswick Green, Solihull, B90 4LL

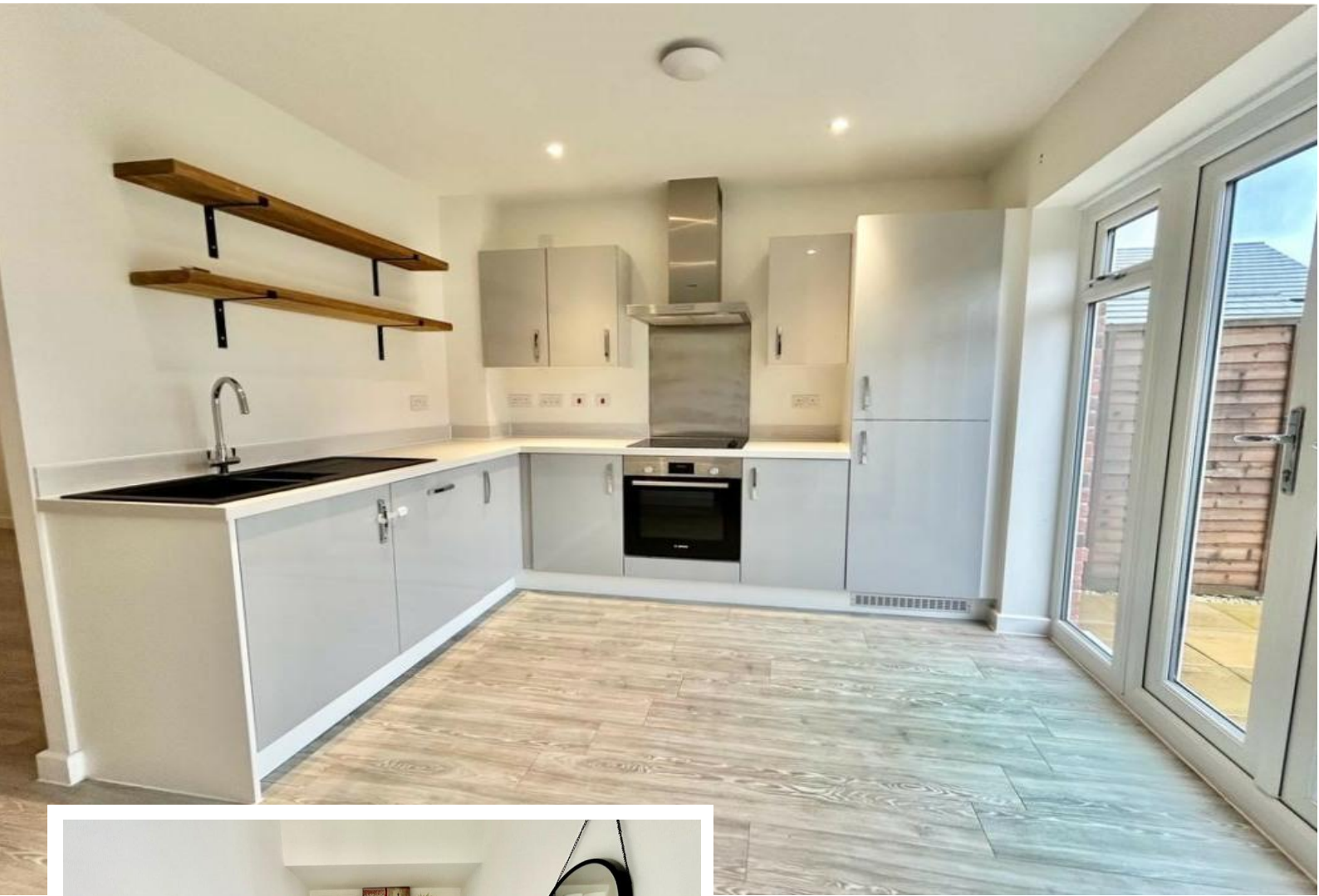
- A Modern & Well Presented Semi Detached Property
- Two Bedrooms
- Breakfast Kitchen With Utility Area
- En-Suite Shower Room, Family Bathroom & Guest WC

**Offers Over £300,000**

EPC Rating 84

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 with paved pathway extending to feature canopy porch with composite double glazed front door leading through to



### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, stripped timber effect LVT flooring and door leading through to

### Lounge to Front

14' 8" x 10' 5" (4.47m x 3.18m) With double glazed window to front elevation, ceiling light point, stripped timber effect LVT flooring, radiator, hard-wiring for wall mounted television, door to useful under-stairs storage cupboard and opening through to



### Breakfast Kitchen to Rear

10' 5" x 10' 5" (3.18m x 3.18m) Being fitted with a range of high gloss wall and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring Bosch hob with stainless steel splashback and extractor canopy over, inset Bosch electric oven, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, stripped timber effect LVT flooring, double glazed windows and French doors leading out to the rear garden and opening to



### Utility Area

With space and plumbing for washing machine, base unit, work surface with matching upstands, cupboard housing Ideal boiler, LVT flooring and door to

### Guest WC

With low flush WC, wall mounted wash hand basin with tiling to splashback, LVT flooring, radiator and ceiling light point

### Accommodation on the First Floor

### Landing

With ceiling light point, access to loft space and doors leading off to



### Bedroom One to Rear

8' 11" x 9' 9" (2.72m x 2.97m) With double glazed window to rear elevation, radiator, ceiling light point, hard-wiring for wall mounted television, fitted wardrobes with mirrored doors and door leading into



**En-Suite Shower Room to Rear**

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, radiator, LVT flooring and ceiling light point

**Bedroom Two to Front**

13' 10" x 8' 1" (4.22m x 2.46m) With double glazed window to front elevation, radiator, ceiling light point and built-in store cupboard



**Family Bathroom**

Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, low flush WC and wall mounted wash hand basin, with tiling to water prone areas, LVT flooring, ladder style radiator and spot lights to ceiling

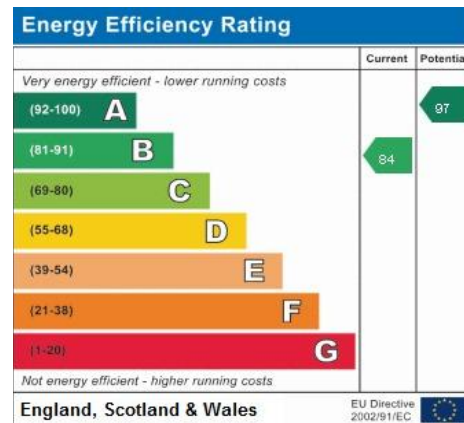
**Rear Garden**

Being larger than average for this development, having an extended paved patio, lawned area, fencing to boundaries, gated side access and recess for timber shed



**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



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