



smarthomes

Noble Way

Cheswick Green, Solihull, B90 4JJ

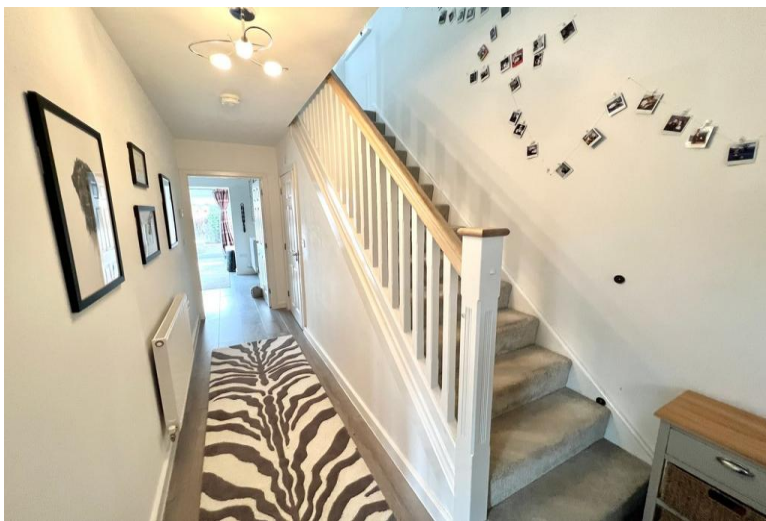
- A Well Presented Detached Family Home
- Three Double Bedrooms
- Superb Extended Open Plan Family Dining Kitchen
- Landscaped Rear Garden With Home Office
- No Upward Chain

Offers Over £500,000

EPC Rating 84

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 sought after location on a private driveway behind tarmac off road parking to front, shrubbery fore garden and tarmac driveway to side providing generous off road parking with electric car charging point extending to gated access to rear garden, home office and garage/storage area. A paved pathway to front extends to feature canopy porch with composite front door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, wood effect flooring and doors leading off to

Lounge to Front

16' 4" x 10' 9" (5.0m x 3.3m) With double glazed bay window to front elevation, ceiling light point and radiator

Guest WC

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



Superb Open Plan Family Dining Kitchen to Rear

21' 7" x 14' 1" (6.6m x 4.3m) Being fitted with a range of wall and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with stainless steel splashback and extractor canopy over, inset eye-level Bosch oven, integrated dishwasher and fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling and wood effect flooring leading through to open plan extended family area with radiator, spot lights to ceiling, double glazed windows, feature roof lantern and double glazed folding doors opening out to the landscaped rear garden and home office



Utility Area

With cupboard housing Ideal boiler, laminate work surface, fitted base unit, space and plumbing for washing machine, ceiling light point and laminate flooring

Accommodation on the First Floor

Landing

With double glazed window to side, loft access, ceiling light point, useful airing cupboard and doors leading off to

Bedroom One to Front

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors and door leading into



En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to front, ladder style radiator, shaver socket, extractor and ceiling light point



Bedroom Two to Rear

9' 10" x 9' 6" (3.0m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 6" x 7' 6" (2.9m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap, shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to side, ladder style radiator, shaver socket, extractor and ceiling light point



Landscaped Rear Garden

Being paved for low maintenance with gated access to driveway, fencing to boundaries, raised shrubbery border, exterior lighting, cold water tap, metal up and over garage to door to storage area and double glazed French doors leading into home office

Home Office

12' 9" x 10' 2" (3.9m x 3.1m) With double glazed windows incorporating French doors leading out to the rear garden, wood effect flooring, ceiling spot lights and power points



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 – E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(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 and 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.