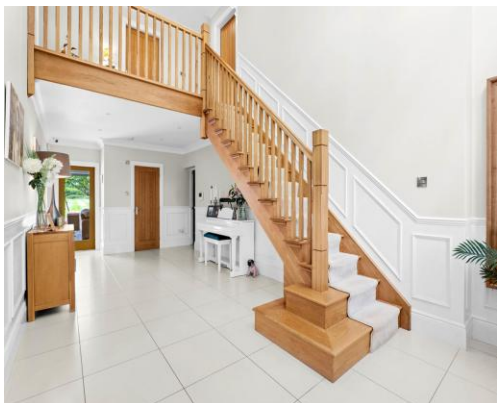




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- A Stunning Individually Constructed Detached Family Home
- Four Double Bedrooms
- Four Luxury Porcelanosa En-Suites
- Extensive Westerly Facing Rear Garden with Games Room

Creynolds Lane, Cheswick Green, Solihull, B90 4FB

£1,200,000

Smart Homes are delighted to offer this stunning individually constructed detached family home situated in a delightful semi-rural location with open views to front and rear. Offering spacious accommodation of just under 3,000 square feet comprising of an impressive entrance hallway, formal lounge, home office, superb open plan family dining kitchen with bi-fold doors, utility room, ground floor wet room, guest W.C., gallery landing, superb master bedroom suite with Juliet balcony, dressing room and luxury en-suite Porcelanosa shower room, three further double bedrooms with luxury Porcelanosa en-suites, Porcelanosa family bathroom, integral double garage, ample driveway parking and an extensive Westerly facing rear garden with purpose built garden/games room. EPC Rating – C. Council Tax Band - F



Property Description

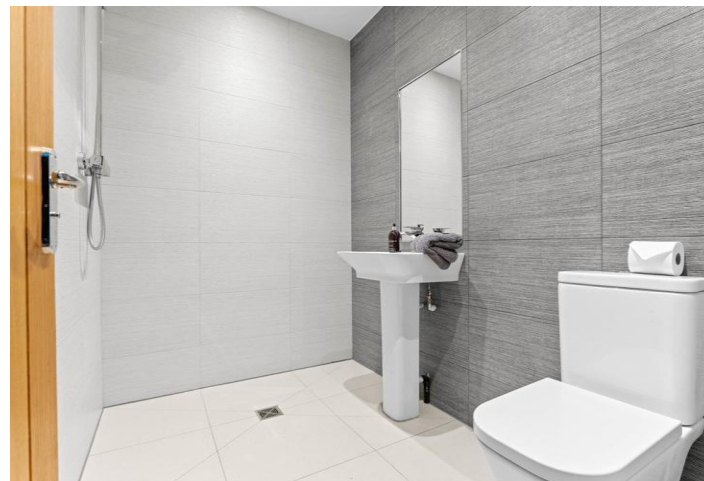
The village of Cheswick Green is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along 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 benefits from open views to front and is set back from the road behind a granite block edged gravel driveway providing ample off road parking with laid lawn areas, hedging to boundaries, vehicular access to rear of property, security cameras and a feature composite front door leading into



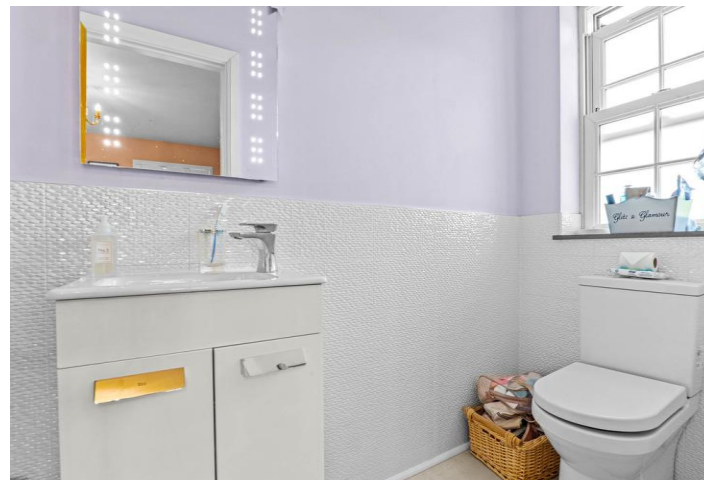
Impressive Entrance Hallway

24' 11" x 11' 1" (7.59m x 3.38m) With sash style double glazed windows to front elevation, porcelain tiled flooring with under floor heating, feature panelling to half height, ceiling spot lights, bespoke Oak staircase leading to the first floor accommodation and Oak door leading off to



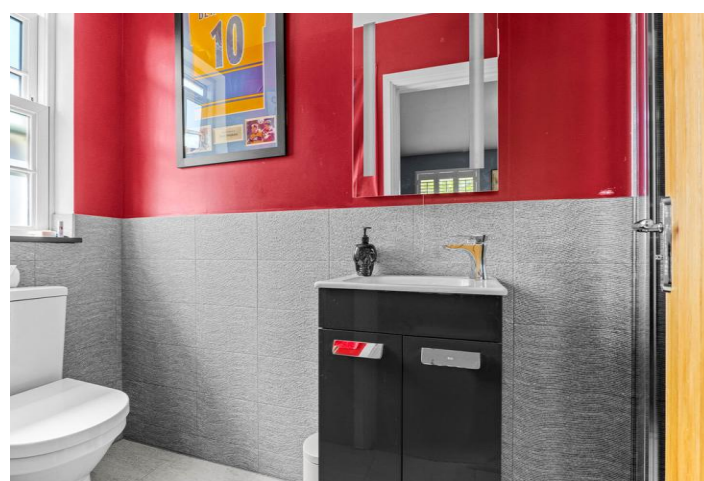
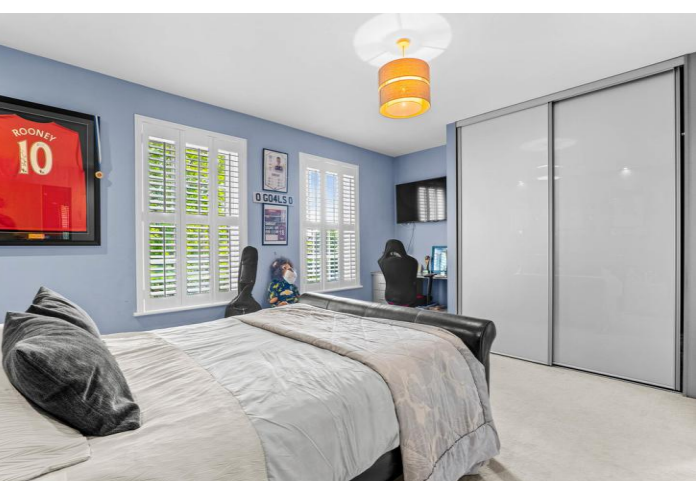
Formal Lounge to Front

15' 5" x 14' 5" (4.7m x 4.39m) With two sash style double glazed windows to front elevation with fitted shutters, under floor heating, wall and ceiling light points, hard wiring for speaker system and a feature inglenook with Oak mantle and granite hearth



Superb Open Plan Family Dining Kitchen to Rear

40' 0" x 21' 0" max (12.19m x 6.4m max) Being fitted with a comprehensive range of Rotpunkt wall, base and drawer units with a Corian work surface over incorporating a Smeg induction hob with extractor hood over. Central island incorporating a 1 1/2 bowl sink with hot tap, integrated dishwasher and breakfast bar. Integrated appliances including a Smeg combination steamer and oven, integrated microwave, plate warmers and integrated wine rack. Space for American style fridge/freezer, feature slate tiling to splash back areas, porcelain tiling to floor with under floor heating, ceiling spot lights, two ceiling light points, Sonos ceiling speakers, TV projector with automated ceiling screen, feature roof lantern and two sets of powder coated bi-fold doors leading to the rear garden



Home Office to Side

15' 11" x 5' 6" (4.85m x 1.68m) With a sash style double glazed window to side elevation, under floor heating, LVT flooring, hard wiring for speaker system and ceiling spot lights

Utility Room

9' 2" x 8' 9" (2.79m x 2.67m) Fitted with a range of storage units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, tiling to splash back area, porcelain tiled flooring with under floor heating, ceiling spot lights, hard wiring for speak system, UPVC double glazed door to rear, door to garage and door to

Ground Floor Wet Room

7' 4" x 5' 3" (2.24m x 1.6m) Being fitted with a modern white suite comprising of a pedestal wash hand basin and a low flush W.C. Wall mounted shower with overhead monsoon soaker, porcelain tiled flooring with floor drain, Porcelanosa tiling to full height and ceiling spot lights

Guest W.C

Being fitted with a modern white suite comprising a Vitra low flush W.C and floating vanity wash hand basin. Porcelanosa tiling to half height, LVT flooring and ceiling spot lights

Feature Gallery Landing

With an Oak balustrade, sash style double glazed windows to front elevation with open views, storage cupboard, stunning crystal chandelier, ceiling spot lights, access to boarded loft space via a drop down ladder and Oak door to

Superb Master Suite to Rear

22' 3" x 13' 11" (6.78m x 4.24m) With a feature vaulted ceiling, double glazed French doors with Juliet balcony with bespoke blinds, sash style double glazed windows to rear elevation with bespoke blinds, two wall mounted radiators, ceiling light point and spot lights, Oak door to en-suite and access to

Dressing Room

9' 10" x 7' (3m x 2.13m) With fitted hanging rails, shelving and drawers and ceiling spot lights

Luxury En-Suite Shower Room

9' 1" x 6' 2" (2.77m x 1.88m) Being fitted with a luxury white suite comprising of a twin vanity wash hand basin and a low flush W.C. Wall mounted shower with overhead monsoon soaker and body jets, LVT flooring with floor drain and under floor heating, Porcelanosa tiling to full height, illuminated mirror and ceiling spot lights

Bedroom Two to Front

16' 9" x 14' 6" (5.11m x 4.42m) With two sash style double glazed windows to front elevation with fitted shutters, wall mounted radiator, ceiling light point, hard wiring for wall mounted TV, double fitted wardrobe, vanity area and Oak door to

Luxury En-Suite Shower Room

Being fitted with a luxury white suite comprising of a floating vanity wash hand basin, low flush W.C and shower enclosure with a Hansgrohe wall mounted shower with overhead monsoon soaker. Porcelanosa tiling to half height, illuminated mirror, ceiling spot lights and an obscure sash style double glazed window to side

Bedroom Three to Front

15' 5" x 14' 7" (4.7m x 4.44m) With two sash style double glazed windows to front elevation with fitted shutters, wall mounted radiator, ceiling light point, double fitted wardrobe and Oak door to

Luxury En-Suite Shower Room

Being fitted with a luxury white suite comprising of a vanity wash hand basin, low flush W.C and shower enclosure with a Hansgrohe wall mounted shower with overhead monsoon soaker. Porcelanosa tiling to half height, illuminated mirror, ceiling spot lights and an obscure sash style double glazed window to side

Bedroom Four to Rear

14' 1" max x 10' 4" max (4.29m max x 3.15m max) With two sash style double glazed windows to rear elevation, wall mounted radiator, ceiling light point and Oak door to

En-Suite W.C

Being fitted with a luxury white suite comprising of a floating vanity wash hand basin, low flush W.C and ceiling spot lights

Luxury Family Bathroom to Rear

Being fitted with a luxury white suite comprising of a spa bath with centralised taps and hand held shower attachment, vanity wash hand basin, low flush W.C and separated shower with a Hansgrohe wall mounted shower with overhead monsoon soaker. Porcelanosa tiling to full height, integrated digital TV, illuminated mirror, chrome heated towel rail, ceiling spot lights and two obscure sash style double glazed windows to rear elevation

Extensive Westerly Facing Rear Garden

Being mainly laid to lawn with a porcelain paved patio with floor drains and LED lighting, water feature, external lighting, feather boarding fencing and hedging to boundaries, vehicular access via property frontage and access to

Purpose Built Garden/Games Room

15' 5" x 9' 2" (4.7m x 2.79m) With a decked patio area and double glazed double doors leading into garden room with wall mounted electric heater, hard wiring for wall mounted TV, ceiling spot lights and being separately alarmed





Integral Double Garage

17' x 16' 7" (5.18m x 5.05m) Offering superb potential for conversion to further living accommodation subject to planning consent with an automated up and over door for vehicular access, wall mounted central heating boiler, pressurised hot water tank, ceiling light point, zoned under floor heating and courtesy door to utility

Agents Note

Please note that the garden extends to the edge of the feather boarding. The remainder is subject to a peppercorn rent

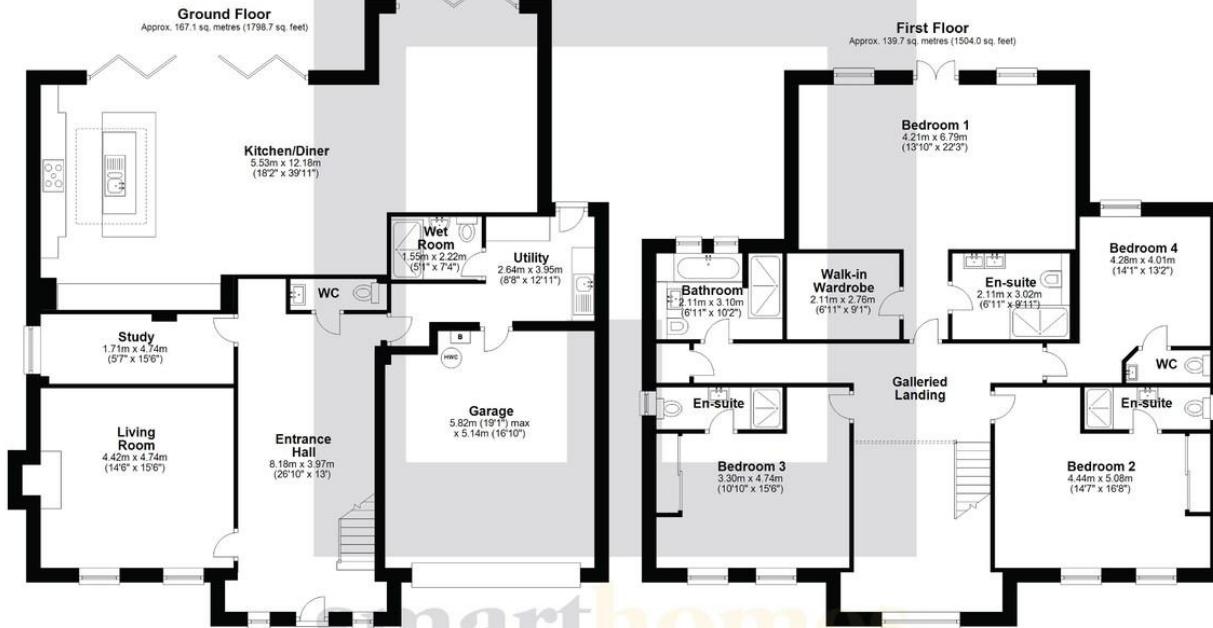
Tenure

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 Jack Chapman. Current council tax band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		31
(69-80)	C	75	
(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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PORTFOLIO COLLECTION

Total area: approx. 306.8 sq. metres (3302.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 824 5133
portfolio@smart-homes.co.uk

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.