



**1 Cheveridge Close, B91 3TT**

Sale Price £899,950



**Love  
Property Co.**



# 1 Cheveridge Close

Solihull, B91 3TT

Tenure – Freehold

EPC Rating – C

Council Tax Band - G

Love Property Co are pleased to offer this well maintained sought after four-bedroom detached property with double garage and off-road parking

Benefitting from double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with staircase to first floor and under stairs storage, downstairs guest toilet, home office/study, dining room, living room with feature fireplace and sliding patio door to rear garden, refitted kitchen with breakfast bar, inner hallway with access to rear garden, garage and utility room, utility room with access to further downstairs toilet, four double bedrooms with fitted bedroom furniture, bedroom one with refitted en-suite luxury bathroom, large family bathroom, private mature rear garden with patio/terrace area, brick built garden shed, access to external storage, gated access to front of property and garage with electric door.

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes' drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





## PROPERTY MEASUREMENTS:

LOUNGE - 26' 8" x 12' 4" (8.12m x 3.75m)

DINING ROOM - 10' 7" x 12' 11" (3.23m x 3.94m)

STUDY - 8' x 7' 10" (2.45m x 2.40m)

KITCHEN/DINER - 15' 7" x 11' 2" (4.74m x 3.40m)

UTILITY - 7' 1" x 6' 11" (2.16m x 2.10m)

WC - 5' 8" x 5' 9" (1.72m x 1.75m)

PRINCIPAL BEDROOM - 15' 7" x 12' 10" (4.76m x 3.92m)

EN-SUITE - 12' 11" x 7' 3" (3.94m x 2.25m)

BEDROOM TWO - 10' 8" x 12' 10" (3.26m x 3.92m)

BEDROOM THREE - 7' 11" x 13' 1" (2.40m x 3.98m)

BEDROOM FOUR - 11' x 9' 1" (3.36m x 2.77m)

DOUBLE GARAGE - 17' 10" x 15' 9" (5.43m x 4.80m)

TOTAL SQUARE FOOTAGE - 2225.7 sq. ft approx.  
(206.8 sq.m)

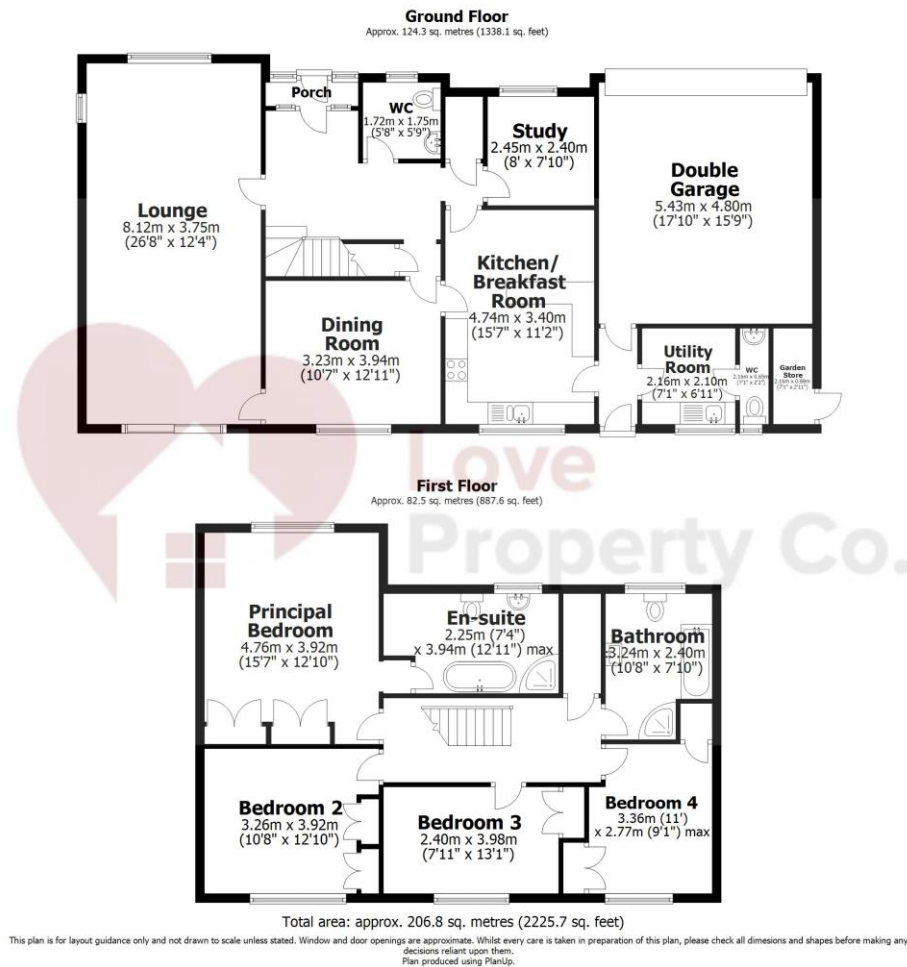
## ITEMS INCLUDED IN THE SALE

Furniture is all negotiable

## ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: with lighting





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81   B
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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