



Coppice Walk, Cheswick Green

Offers Around £479,950

- RECEPTION HALLWAY
- DINING ROOM
- UTILITY ROOM & WC
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN
- LOUNGE
- EXTENDED KITCHEN
- LARGE CONSERVATORY
- BATHROOM & SHOWER ROOM
- VIEWING ESSENTIAL

Cheswick Green was originally developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to its original design brief from the outset. It benefits from its own small parade of shops, doctors surgery, community centre, children's play area, village pub and central village green. As with all villages, there is a community nursery, junior and infant school. Local bus services act as a school service for children going to the senior schooling in Solihull, for which we are advised that Alderbrook is the catchment school for this area. Education facilities are subject to confirmation from the Education Department.

There is easy access by road via the A34 Stratford Road to the M42 motorway, and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area for the property is on the A34 Stratford Road in Shirley, where there is an excellent array of shops, business premises, restaurants and hostelrys, or in central Solihull which has in recent years undergone re-development with the Touchwood Development, a modern and vibrant heart to the old town.

Situated on the Earlswood side of the development, this modern semi detached house benefits from extensions carried out by the current owners and occupies a generous plot adjacent to the River Blythe.

An ideal location therefore for this well maintained property which sits back from the road behind a block edged gravel driveway from where a UPVC double glazed door opens to the

ENLARGED RECEPTION HALLWAY



Having ceiling light point, staircase rising to the first floor, central heating radiator and doors opening to lounge and kitchen

LOUNGE 14'1" x 10'8" (4.29m x 3.25m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and feature fireplace with inset electric fire

DINING ROOM 10'3" x 9'6" (3.12m x 2.90m)



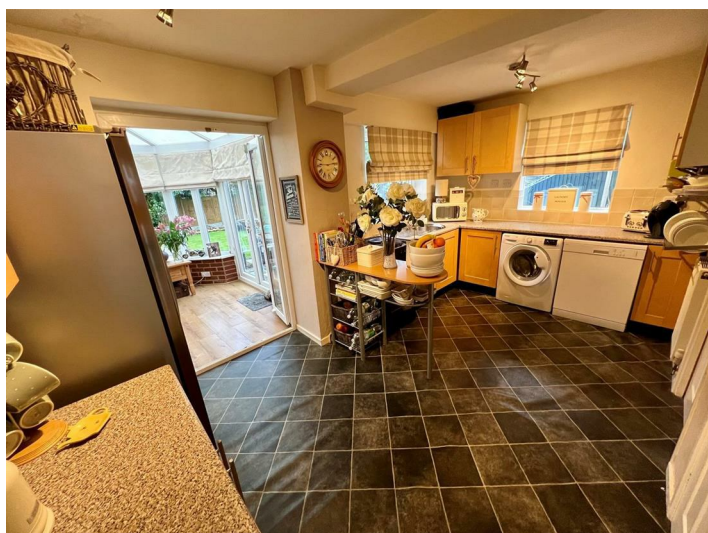
Having UPVC double glazed double opening doors to the conservatory, door to the kitchen, laminate wooden flooring, ceiling light point and central heating radiator

CONSERVATORY
16'0" x 9'3" max (4.88m x 2.82m max)



Having UPVC double glazed windows overlooking the rear garden and doors opening to the rear garden, ceiling light point, laminate wooden flooring and double opening UPVC double glazed doors opening to the kitchen

EXTENDED KITCHEN
15'0" x 8'10" (4.57m x 2.69m)



Having UPVC double glazed windows to the side and rear, two ceiling light points, central heating radiator, understairs storage cupboard, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point, plumbing for washing machine and dishwasher, space for an American style fridge freezer and door opening to the side lobby



SIDE LOBBY

Having doors opening to the utility room and ground floor WC

GROUND FLOOR WC



Having UPVC double glazed window to the side, ceiling light point, heated towel rail and vanity unit with concealed cistern WC and wash hand basin

UTILITY ROOM
7'9" x 5'7" (2.36m x 1.70m)

Having ceiling light point, door to the side store, space and plumbing for washing machine and space for additional appliances

SIDE STORE
8'7" x 7'9" (2.62m x 2.36m)

Having up and over door to the front driveway and ceiling light point

GALLERIED FIRST FLOOR LANDING



Having feature UPVC double glazed double opening 'Juliette' style windows to the side aspect, two ceiling light points, loft hatch access and doors radiating off to four bedrooms, bathroom and separate shower room

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, extractor fan, vanity unit with inset wash hand basin and concealed cistern WC, quadrant shower enclosure and heated towel rail

BEDROOM ONE

14'0" x 9'9" overall (4.27m x 2.97m overall)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

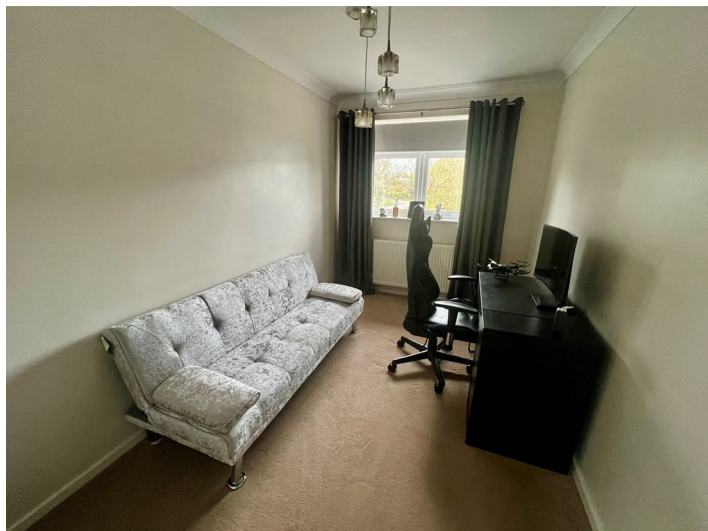
BEDROOM TWO

10'8" x 10'4" (3.25m x 3.15m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE
12'10" x 7'6" (3.91m x 2.29m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM FOUR
10'7" max x 7'1" max (3.23m max x 2.16m max)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

FAMILY BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with mixer shower over and glazed screen and vanity unit with inset wash hand basin and concealed cistern WC

OUTSIDE

DELIGHTFUL REAR GARDEN

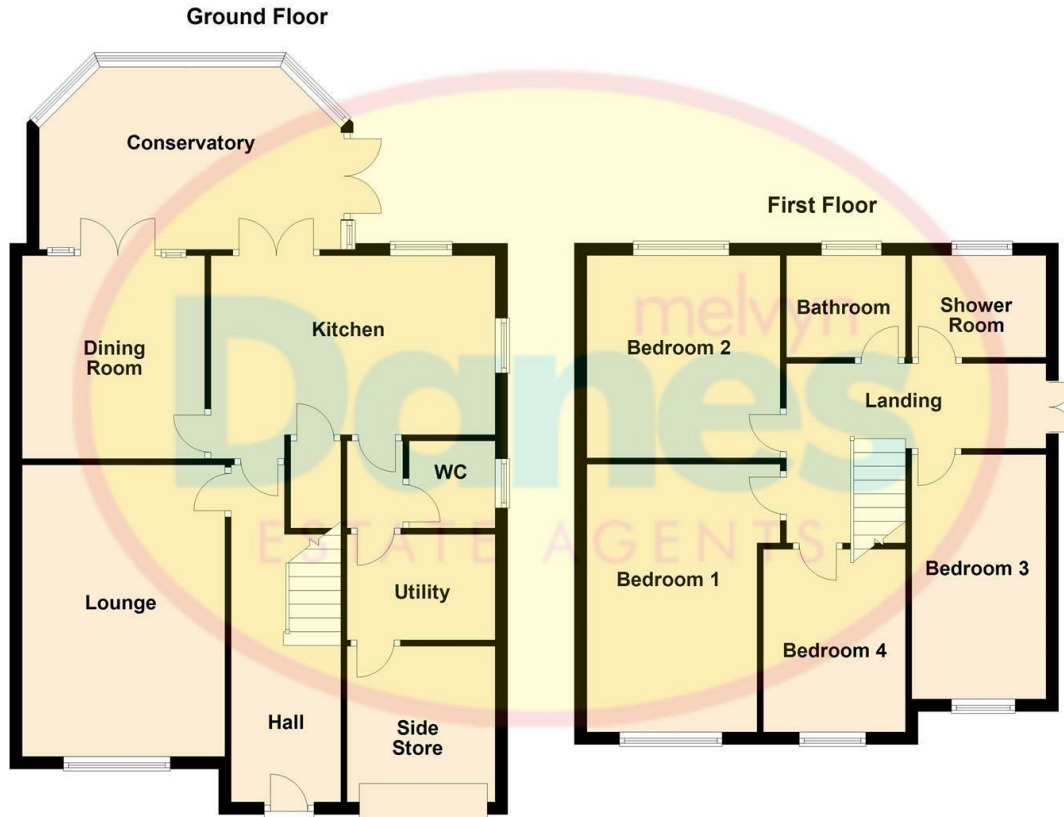


Having patio area that extends to the side of property with garden shed and gated front access, lawn with deep well stocked borders, pergola and banking down to the side of the river which runs adjacent along the right hand boundary, additional patio seating area. The whole garden has a private aspect and green outlook to the side and rear



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX - Band D

VIEWING

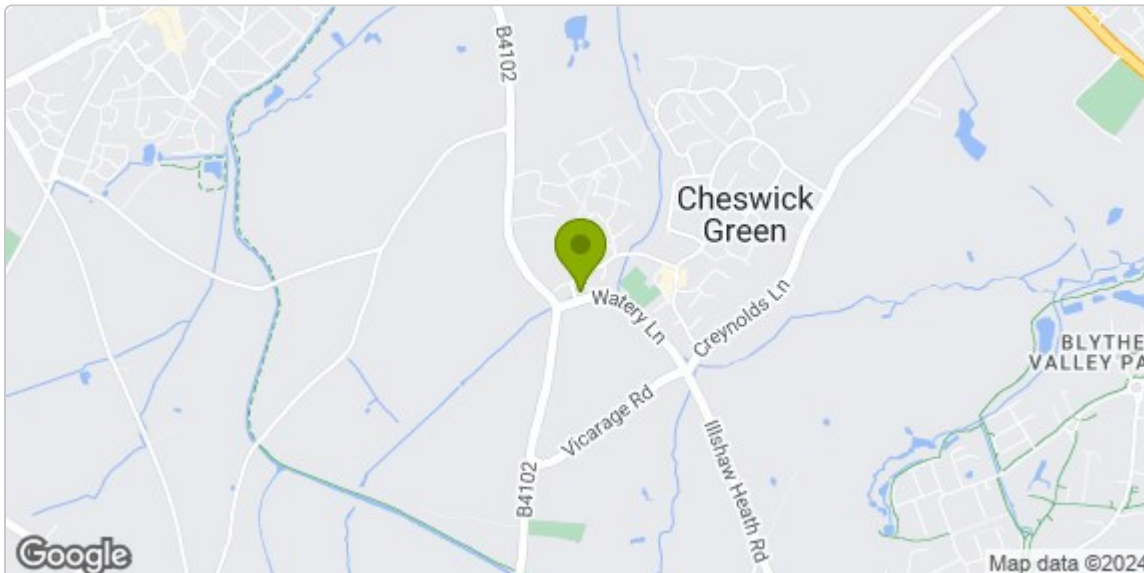
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

62 Coppice Walk Cheswick
Green Solihull B90 4HZ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk