



# Knoll Croft, Cheswick Green

## Offers Around £370,000

- DRIVEWAY
- LOUNGE DINER
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- PORCH
- KITCHEN
- SHOWER ROOM
- GARAGE
- POPULAR LOCATION

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 in nearby Shirley has an excellent array of shops, business premises, restaurants and hostelrys coupled with central Solihull which boasts the modern and vibrant Touchwood Development and the traditional high street.

An ideal location therefore for this extended semi detached property which is situated back from the road behind a front driveway. A UPVC double glazed front door gives direct access to the

### **PORCH**

Having door leading to

### **LOUNGE DINER**

**25'0 max x 17'2" max (7.62m max x 5.23m max)**



Having double glazed window to front aspect, two ceiling light points, two central heating radiators, sliding door to conservatory, stairs rising to first floor landing and door to

### **KITCHEN**

**10'1" x 8'1" (3.07m x 2.46m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space and plumbing for dishwasher and washing machine, electric double oven, four ring induction hob with extractor over, recessed lights, door to pantry and double glazed door to rear garden

### **CONSERVATORY**

**12'3" x 8'1" (3.73m x 2.46m)**



Having double glazed French doors to rear garden, double glazed windows, wall mounted electric heater and ceiling light point

### **FIRST FLOOR LANDING**

Having double glazed window to side elevation, ceiling light point, loft access, doors off to the three bedrooms, shower room and storage cupboard

### **BEDROOM ONE**

**13'5" x 9'8" (4.09m x 2.95m)**



Having double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring

### **BEDROOM TWO**

**11'4" x 9'1" (3.45m x 2.77m)**



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

### **BEDROOM THREE**

**10'5" x 7'6" (3.18m x 2.29m)**

Having double glazed window to front elevation, ceiling light point, central heating radiator and door to storage cupboard

### **SHOWER ROOM**



Having double glazed window to rear elevation, shower cubicle with thermostatic shower with raindrop head and separate hand held attachment, vanity unit with wc and wash hand basin, recessed lights and chrome heated towel rail

### **GARAGE**

**16'7" x 8'2" (5.05m x 2.49m)**

Having up and over door to the front driveway, courtesy door to rear garden, ceiling light point and gas central heating boiler

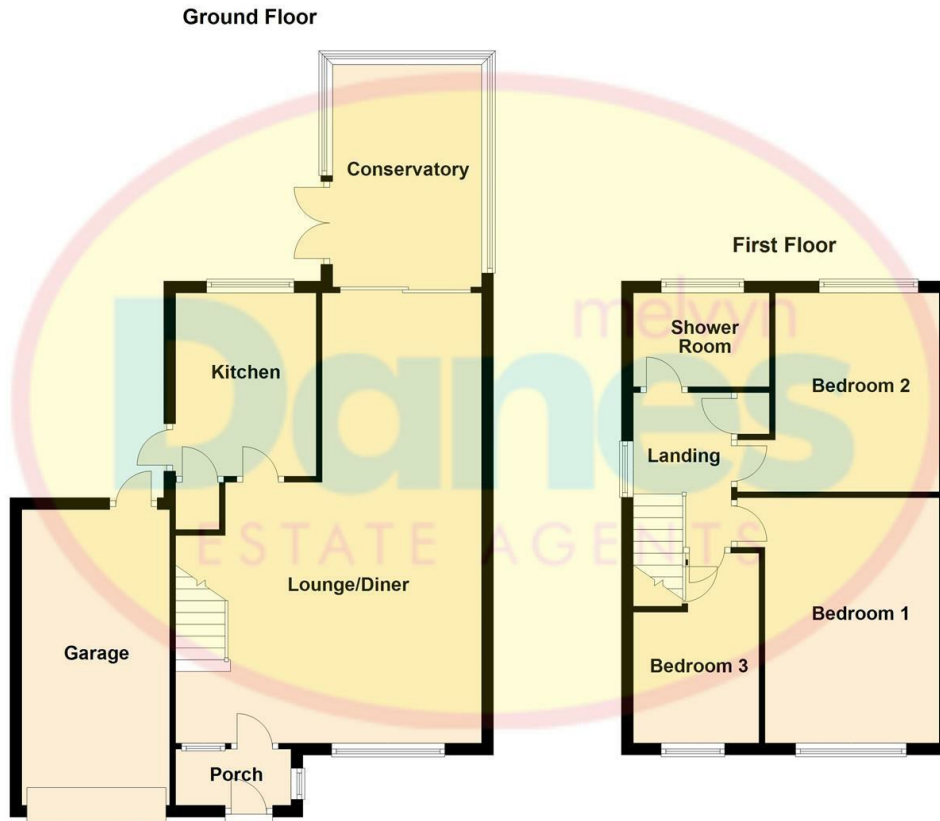
### **REAR GARDEN**



Having paved patio with steps rising to the rest of the garden that is mainly laid to lawn with an abundance of mature plants, shrubs and trees

## 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.



**COUNCIL TAX BAND: D**

### TENURE

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

### 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:**  
6 Knoll Croft Cheswick Green  
Solihull B90 4JL

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>65</b>	
<b>England &amp; Wales</b>	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