



Longleat Drive, Cheswick Green

Offers Around £525,000

- RECEPTION HALLWAY
- LARGE OPEN PLAN DINING KITCHEN
- UTILITY ROOM
- TWO EN SUITES & BATHROOM
- GARDEN LIFESTYLE ROOM
- GUEST CLOAKS WC
- OPEN PLAN LIVING AREA
- THREE BEDROOMS
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN

This greatly extended and improved modern detached house is situated in the popular village of Cheswick Green and enjoys an enviable location on the edge of the development having a green and private aspect to the rear.

Cheswick Green was originally developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to it's 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.

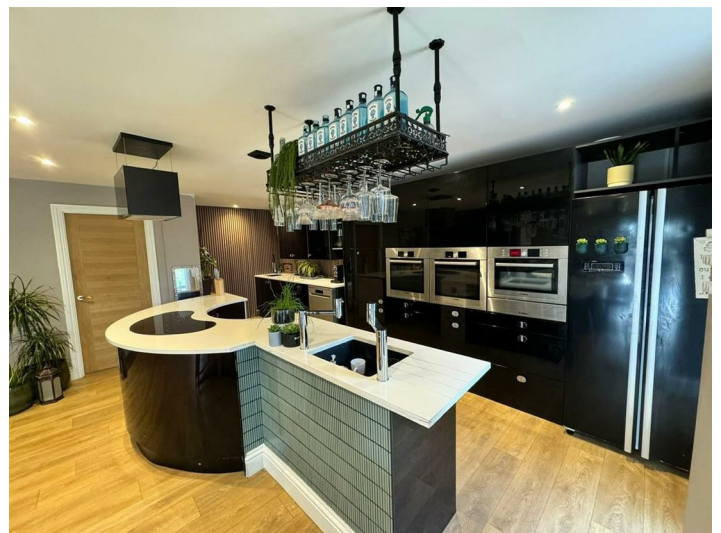
The main shopping area for the property is on the A34 Stratford Road in Shirley, where there is an excellent array of shops, business premises, restaurants and hostelryes, or in central Solihull which has in recent years undergone re-development with the Touchwood Development, a modern and vibrant heart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

An ideal location for this superb detached house which sits back from the road behind a front block paved driveway which leads in turn to a UPVC double glazed door opening to the

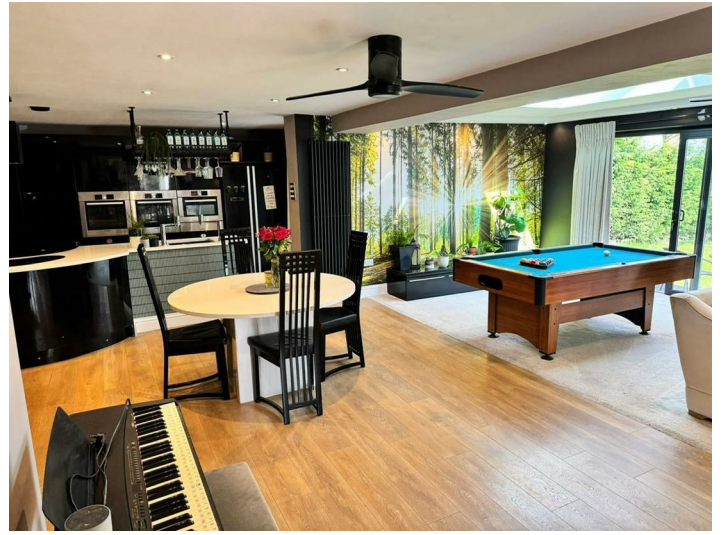
RECEPTION HALLWAY

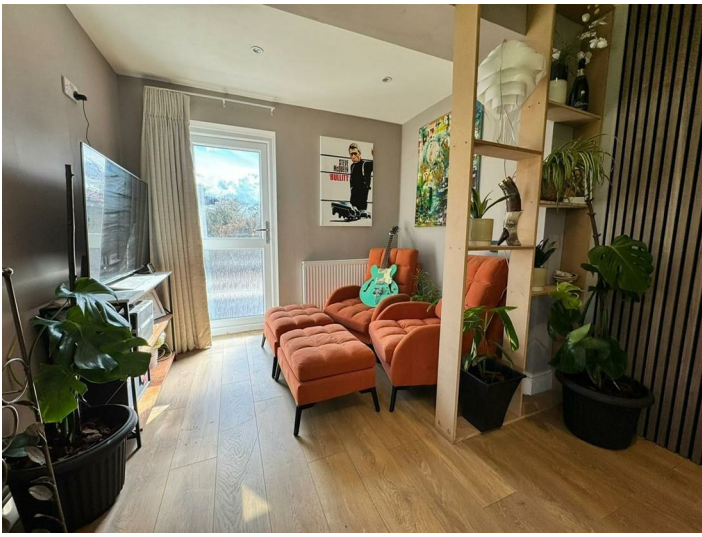
GUEST CLOAKS WC

OPEN PLAN DINING KITCHEN 35'2" max x 21'5" max (8'5" min) (10.72m max x 6.53m max (2.57m min))



OPEN PLAN LIVING AREA
27'0" x 10'0" overall (8.23m x 3.05m overall)





UTILITY ROOM
10'8" x 8'10" (3.25m x 2.69m)

FIRST FLOOR LANDING

BEDROOM ONE
12'0" x 10'8" (3.66m x 3.25m)

EN SUITE SHOWER ROOM
10'7" x 4'6" (3.23m x 1.37m)

BEDROOM TWO
12'9" x 8'8" (3.89m x 2.64m)

BEDROOM THREE
13'4" max x 9'8" max (4.06m max x 2.95m max)

EN SUITE SHOWER ROOM

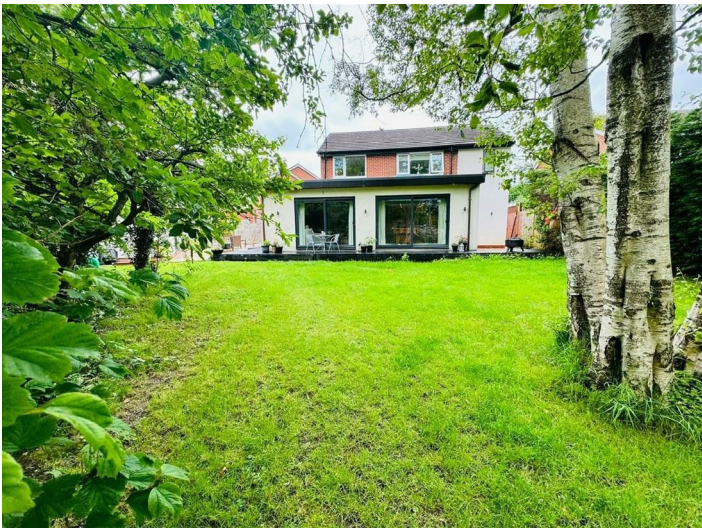
FAMILY BATHROOM

OUTSIDE

GARDEN LIFESTYLE ROOM
19'0" max x 10'0" overall (5.79m max x 3.05m overall)

Having recessed shower and underfloor heating and provision for a sauna

REAR GARDEN

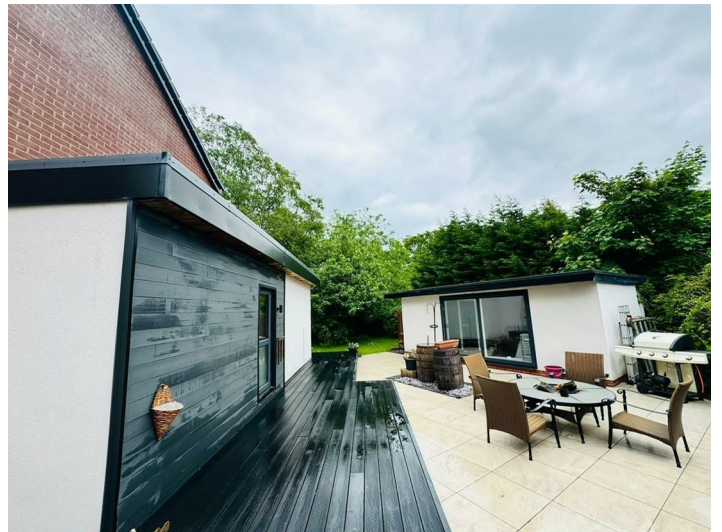


WIDE GATED SIDE ACCESS

Giving vehicular access to the front driveway

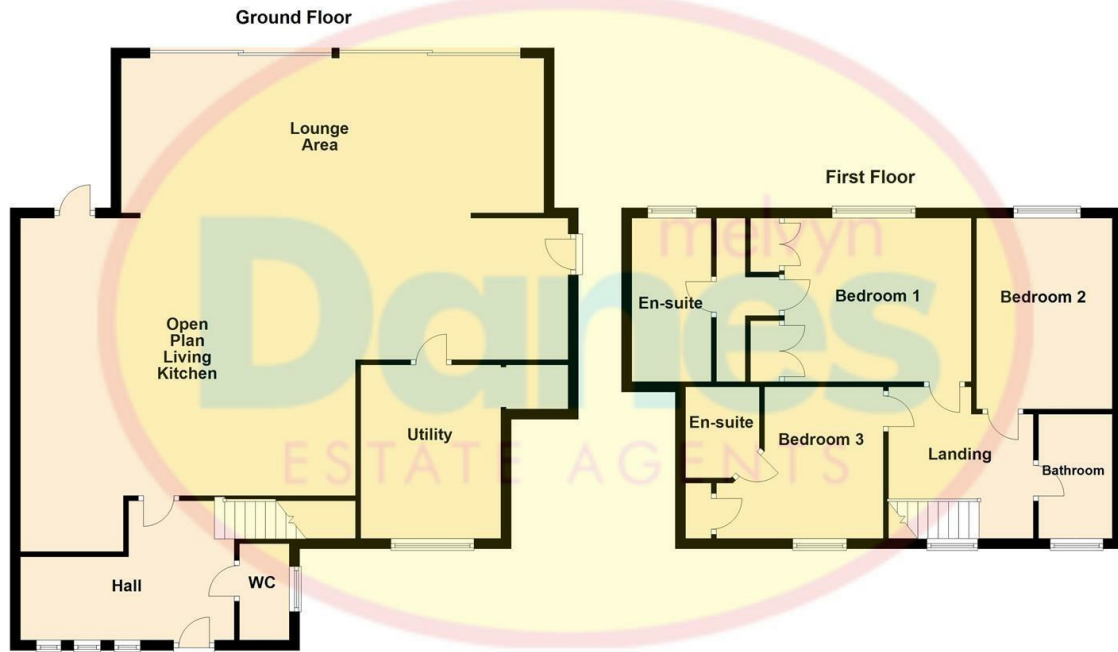
AGENTS NOTE

The property has been renovated to the highest standard by the current owner to include a good level of acoustic insulation and sound barding



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.

COUNCIL TAX: Band E

VIEWING

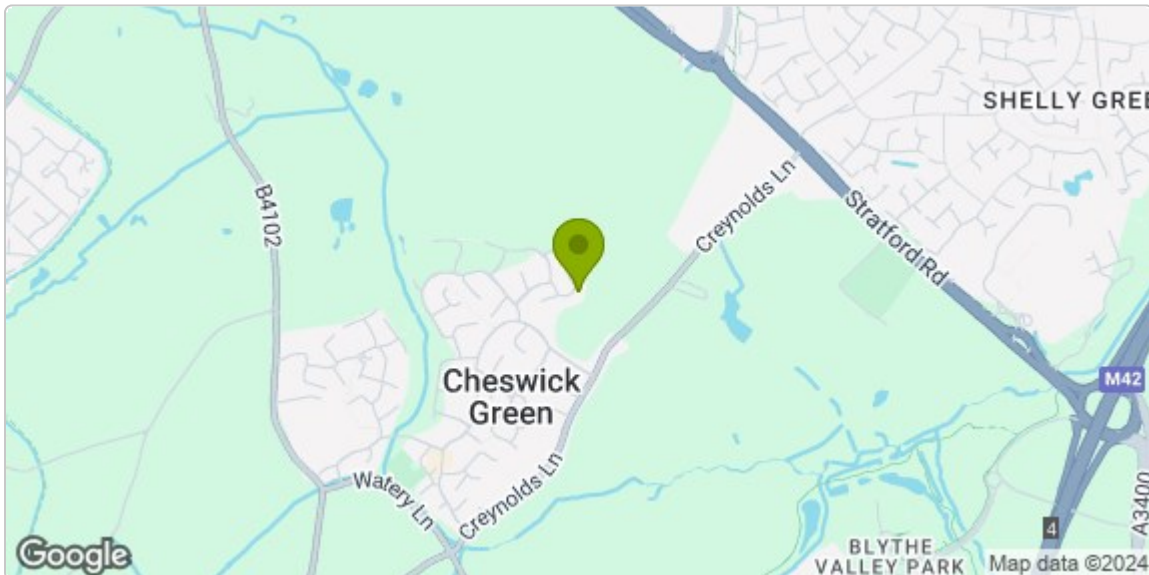
By appointment only please with the Shirley office on 0121 744 2801.

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:
20 Longleat Drive Cheswick
Green Solihull B90 4SN

Council Tax Band: E

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		
England & Wales	71	81
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