



# Foxland Close, Cheswick Green

## Offers Around £275,000

- RECEPTION HALLWAY
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- NEEDING SOME UPDATING
- GUEST CLOAKS WC
- LOUNGE DINER
- SHOWER ROOM
- FOREGARDEN
- NO UPWARD CHAIN

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 modern town house which does require some updating but does benefit from a replacement boiler (October 2023) and loft insulation completed in 2024. Sitting back from the road behind a lawned foregarden with paved pathway access leading to a UPVC double glazed front door which opens to the

### RECEPTION HALLWAY

Having staircase rising to the first floor, ceiling light point, central heating radiator and doors radiating off to lounge diner, kitchen and guest cloaks WC

### GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, mid level WC and wall mounted wash hand basin

### KITCHEN

9'9" x 9'0" (2.97m x 2.74m)



Having UPVC double glazed window to the front, ceiling light point and being fitted with base level storage units with work surfaces over having inset sink and drainer, electric cooker point, full height appliance space and plumbing for washing machine

### LOUNGE DINER

16'7" max x 16'0" max (5.05m max x 4.88m max)



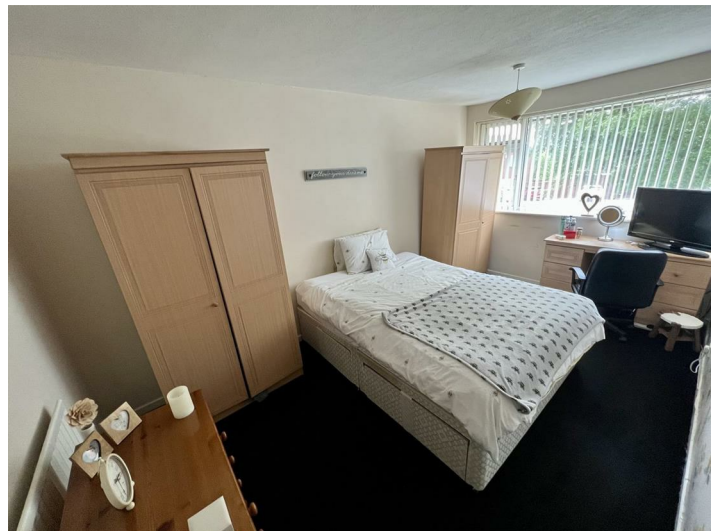
Having UPVC double glazed window and sliding double glazed patio style doors to the rear garden, two wall light points, ceiling light point, two central heating radiators and understairs storage cupboard

### FIRST FLOOR LANDING

Having ceiling light point, loft hatch access, airing cupboard housing new gas central heating boiler and doors off to three bedrooms and shower room

### BEDROOM ONE

14'9" x 8'8" + door recess (4.50m x 2.64m + door recess)



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

### BEDROOM TWO

11'10" x 9'0" (3.61m x 2.74m)

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

**BEDROOM THREE**  
**10'0" max x 7'0" (3.05m max x 2.13m)**



Having paved patio area with lawn beyond and gated side access

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

**SHOWER ROOM**



Having UPVC double glazed window to the rear, ceiling light point, full height wall tiling, shower cubicle, pedestal wash hand basin and low level WC

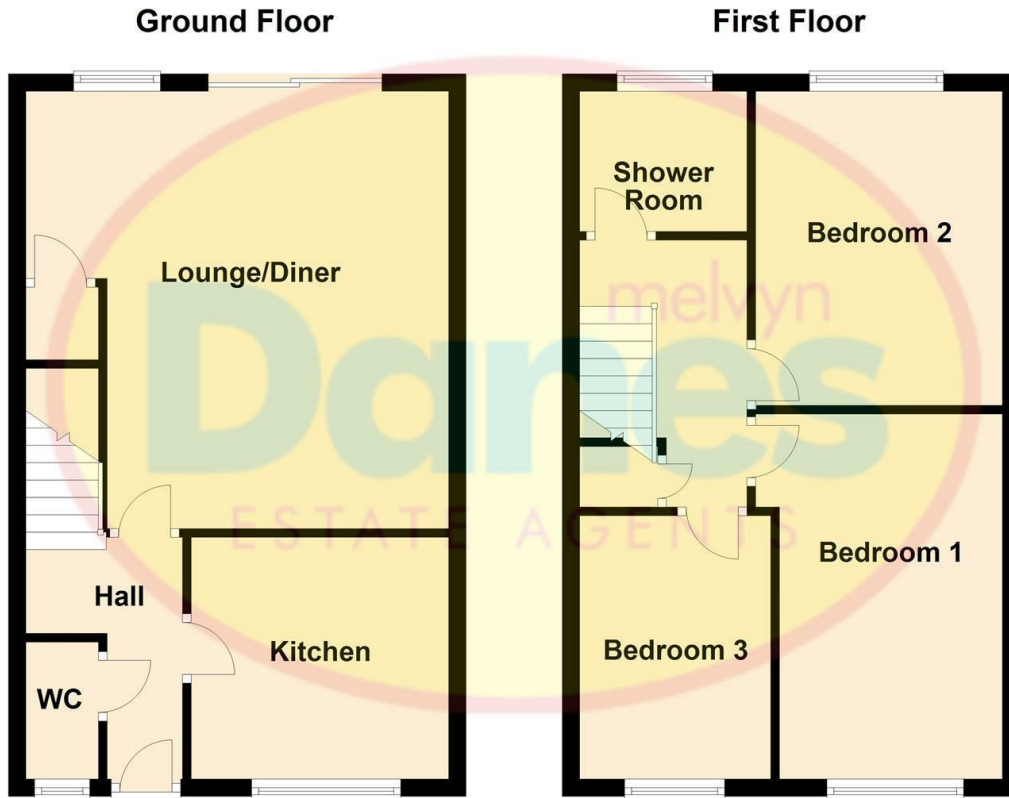
**OUTSIDE**

**REAR GARDEN**



## 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.



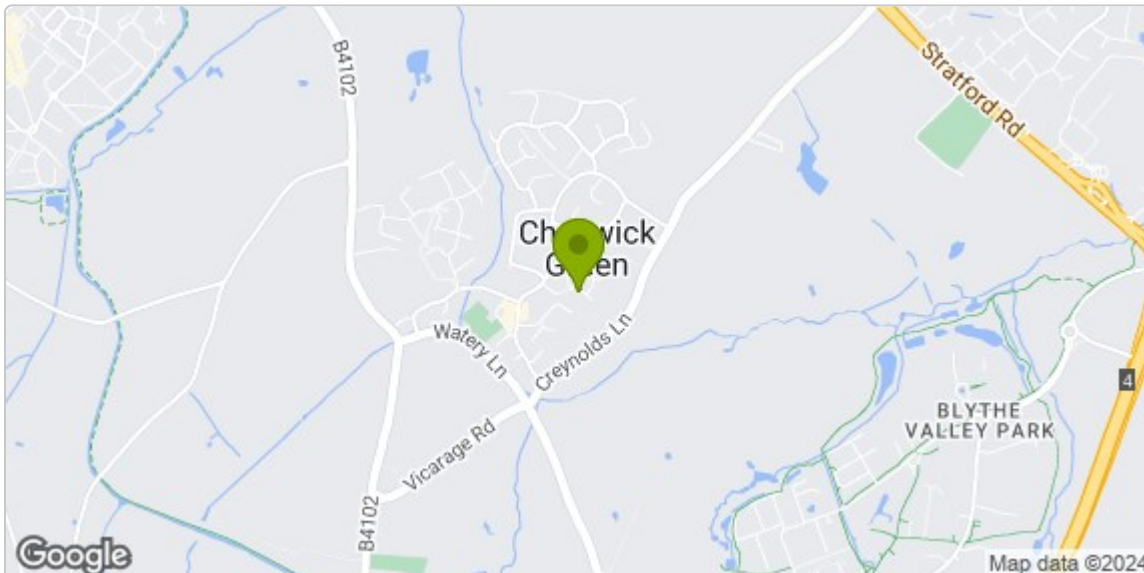
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
24 Foxland Close Cheswick  
Green Solihull B90 4HL

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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		
England & Wales		EU Directive 2002/91/EC

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