



Noble Way, Cheswick Green

Offers Around £400,000

- RECEPTION HALLWAY
- OPEN PLAN KITCHEN DINER
- EN SUITE SHOWER ROOM
- SINGLE INTEGRAL GARAGE
- REAR GARDEN
- LIVING AREA
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM
- DRIVEWAY PARKING
- NO UPWARD CHAIN

Noble Way is located on the recently constructed Bloor Homes 'Cheswick Place' development just off Tanworth Lane betwixt Shirley and Cheswick Green.

The development is ideally placed to retain a good level of convenience with the close proximity of Shirley and Solihull town centres, access to the motorways and access to both buses and the train stations at nearby Whitlocks End and Earlswood; yet also benefits from being close to open countryside providing a choice of areas of recreation.

An ideal location therefore for this attractive detached bungalow which occupies an enviable position at the end of a private driveway discreetly positioned away from the road.

The property sits back from the road behind a shared access driveway which leads to three detached bungalows. The driveway parking area extends to the front of the property from where a paved pathway leads to a front door set within a recessed porch with coach lamp point. The front doors opens to the

RECEPTION HALLWAY

Having three ceiling light points, central heating radiator, 'Karndean' flooring and 'oak' doors opening to living area, two bedrooms, bathroom, store cupboard, garage and

CLOAKS/UTILITY ROOM

Having plumbing for automatic washing machine

OPEN PLAN LIVING DINING & KITCHEN AREA



LIVING AREA **14'10" max x 11'10" max**



Having UPVC double glazed double opening french style doors to the rear garden, ceiling light point, central heating radiator and open access to the

KITCHEN DINER **12'10" x 9'10"**



Having UPVC double glazed window to the side, recessed ceiling spotlights, central heating radiator, 'Karndean' flooring, space for dining table and being fitted with a comprehensive range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven with halogen hob and extractor canopy over, integrated dishwasher and full height appliance space

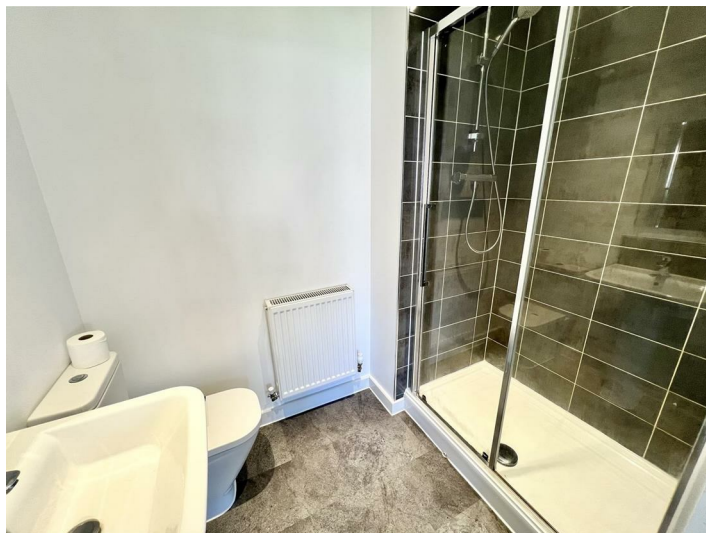
BEDROOM ONE

12'1" to rear of wardrobe x 9'7" overall (3.68m to rear of wardrobe x 2.92m overall)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door opening to the

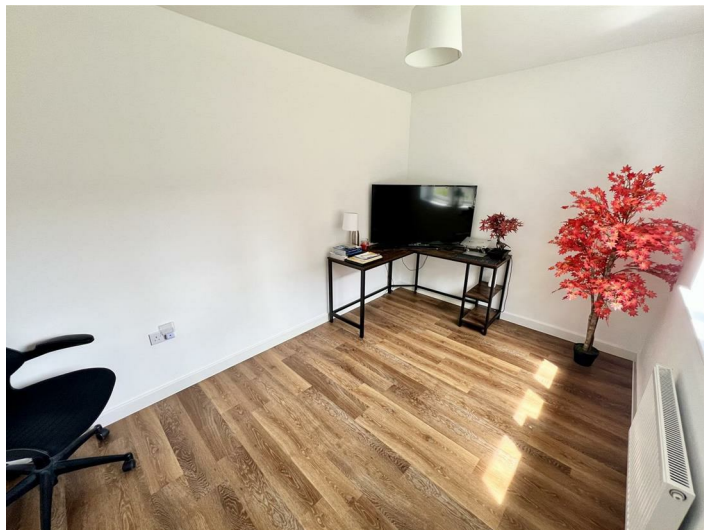
EN SUITE SHOWER ROOM



Having recessed ceiling spotlights, heated towel rail, 'Karndean' flooring, tandem shower cubicle with glazed screen, low level WC and pedestal wash hand basin

BEDROOM TWO

12'10" max x 8'4"



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

BATHROOM



Having recessed ceiling spotlights, central heated towel rail, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin, low level WC and 'Karndean' flooring

INTEGRAL GARAGE

16'5" x 10'0" (5.00m x 3.05m)

Having up and over door to the front driveway, light, power and courtesy door to the reception hallway

REAR GARDEN

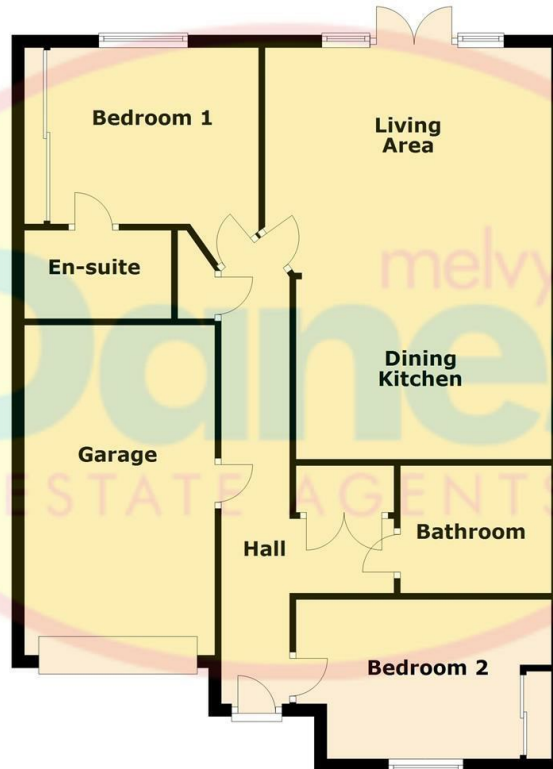


Having paved patio area, gated access to side, defined fenced boundaries and the rest laid to lawn

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.

Ground Floor



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

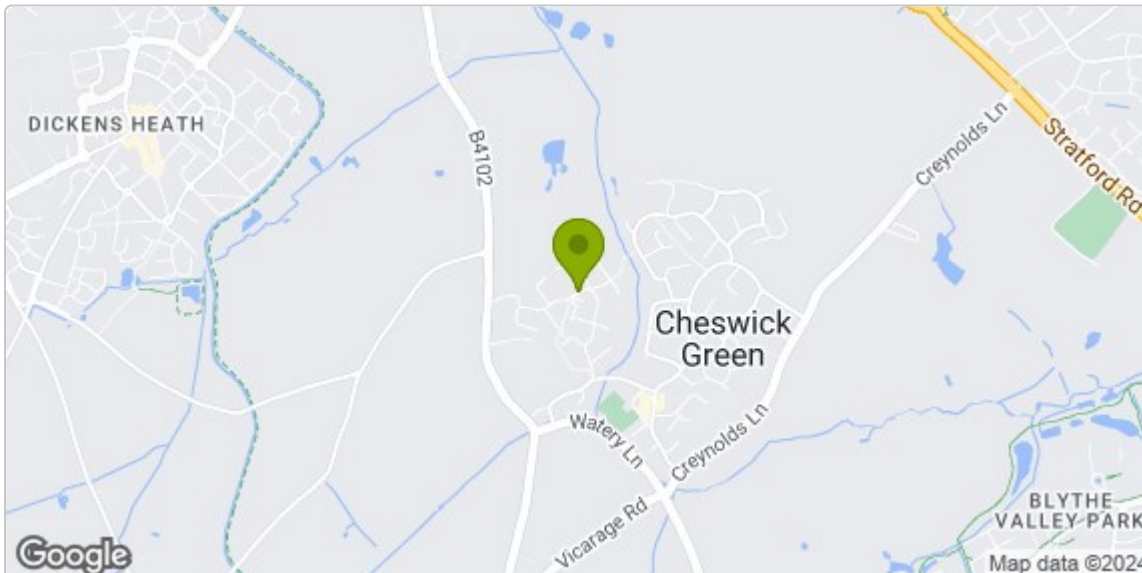
By appointment only please with the Shirley office on 0121 744 2801.

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:

59 Noble Way Cheswick Green
Solihull B90 4JJ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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