



Creynolds Lane, Cheswick Green

Offers Around £650,000

- DRIVEWAY
- GARDEN ROOM
- KITCHEN
- THREE FURTHER BEDROOMS
- TANDEM & FURTHER DOUBLE GARAGE
- THREE RECEPTION ROOMS
- GUEST CLOAKS
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LARGE PLOT

Cheswick Green is a popular and well established semi rural village on the fringes of Shirley. The original hamlet was developed throughout the 1970's and Creynolds Lane provides one of the main artery roads into the village itself and enjoy a real rural feeling with working farmland along its length. The nearby modern village development has its own small parade of shops, community centre, pub and restaurant, children's play areas and an excellent nursery infant and junior school. Local bus services also double up as school buses taking senior pupils to Alderbrook School in Solihull, in whose catchment area we are advised the property falls, although education facilities are subject to confirmation from the local education department.

Surrounding Cheswick Green is open countryside with walks, and the bustling town centre of Shirley is approximately three miles distant. Here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park, a wide choice of restaurants and hostelrys and a thriving business community. This extends along the Stratford Road to the nearby Cranmore, Widney, Monkspath and Solihull Business Parks, approximately one mile away from Cheswick Green. Close by is the Blythe Valley Business Park, a high technology business centre attracting businesses to the area. This is adjacent to the junction of the M42 motorway, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

This extensive detached property offers versatile accommodation and enjoys a superb plot with large gardens.

Sitting back from the roadside behind a block paved driveway with a wooden door giving access to

PORCH

Having double glazed entrance door that opens to

HALLWAY

Having central heating radiator, stairs rising to first floor landing and doors off to the lounge, study/reception room, dining room, garden room and

GUEST CLOAKS

Having double glazed window to front aspect, low level wc, wall mounted wash hand basin and recessed light

LOUNGE

11'0" x 19'1" (3.35m x 5.82m)



Having double glazed bow window to front aspect, further double glazed window to front aspect with window seat, French doors to the rear garden, wall mounted lights, two central heating radiators, log burner and door to

DINING ROOM

8'5" x 15'8" (2.57m x 4.78m)



Having dual aspect double glazed windows to both side aspects, ceiling light point, central heating radiator and opening to

KITCHEN
7'7" x 12'2" (2.31m x 3.71m)



Having double glazed bow window to rear aspect, a range of wall and base units with granite work surface over incorporating one and a half bowl sinks with mixer tap over, four ring electric hob with extractor over, built in double oven, integrated fridge freezer and washing machine, recessed lights, central heating radiator and door leading to

REAR PORCH/UTILITY SPACE

Having double glazed windows, base unit with granite work surface with inset sink and mixer tap, space and plumbing for washing machine and double glazed door to rear garden

GARDEN ROOM
10'11" x 10'6" (3.33m x 3.20m)



Having double glazed French doors to rear garden, wall mounted lights and central heating radiator

STUDY/RECEPTION ROOM
11'2" x 11'0" (3.40m x 3.35m)

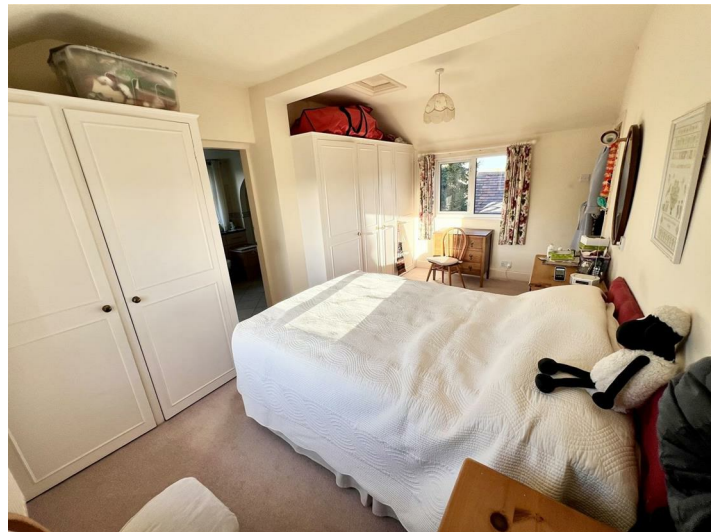


Having dual aspect double glazed window to front aspect, double glazed windows to front and rear aspects, wall mounted lights and central heating radiator

FIRST FLOOR LANDING

Having double glazed windows to both side elevations, two ceiling light points and doors off to the four bedrooms and family bathroom

MASTER BEDROOM
9'8" x 15'8" (2.95m x 4.78m)



Having dual aspect windows to side elevations, ceiling light point, central heating radiator, built in wardrobes and door to

EN-SUITE



Having double glazed window to rear elevation, sunken bath with mixer tap, separate shower cubicle with thermostatic shower, vanity unit with wc, wash hand basin and storage cupboards, recessed lights and chrome heated towel rail

BEDROOM TWO

11'2" x 11'1" (3.40m x 3.38m)



Having dual aspect windows to front and rear aspects, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

10'7" x 11'3" (3.23m x 3.43m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobes

BEDROOM FOUR

8'10!" max x 7'6" (2.69m!" max x 2.29m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and loft access

FAMILY BATHROOM



Having double glazed window to front elevation, panel bath with mixer tap, shower cubicle with electric shower, vanity unit with wash hand basin and wc, tiled walls, recessed lights and chrome heated towel rail

TANDEM GARAGE

23'1" x 10'3" (7.04m x 3.12m)

Having up and over door to the front driveway, four ceiling light points, two double glazed windows to side aspects

DOUBLE GARAGE & WORKSHOP
23'5" x 16'6" (7.14m x 5.03m)



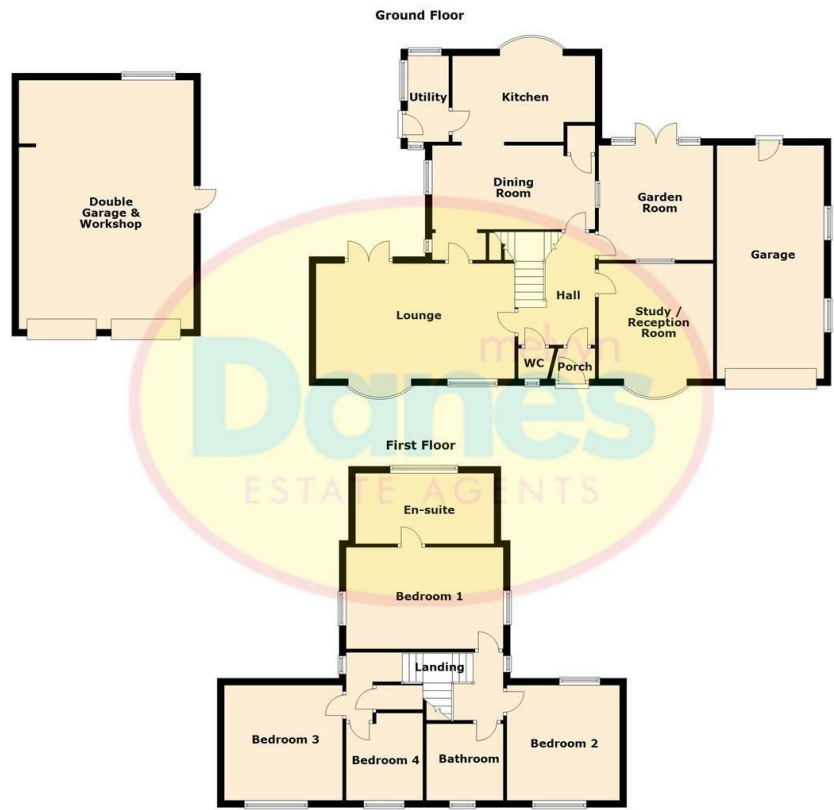
Having two up and over doors to front driveway, ceiling light points, double glazed window to rear aspect and entrance door to rear garden

REAR GARDEN

A fantastic garden with paved patio area, the rest laid mainly to lawn with an abundance of mature plants, shrubs and trees and a pond

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

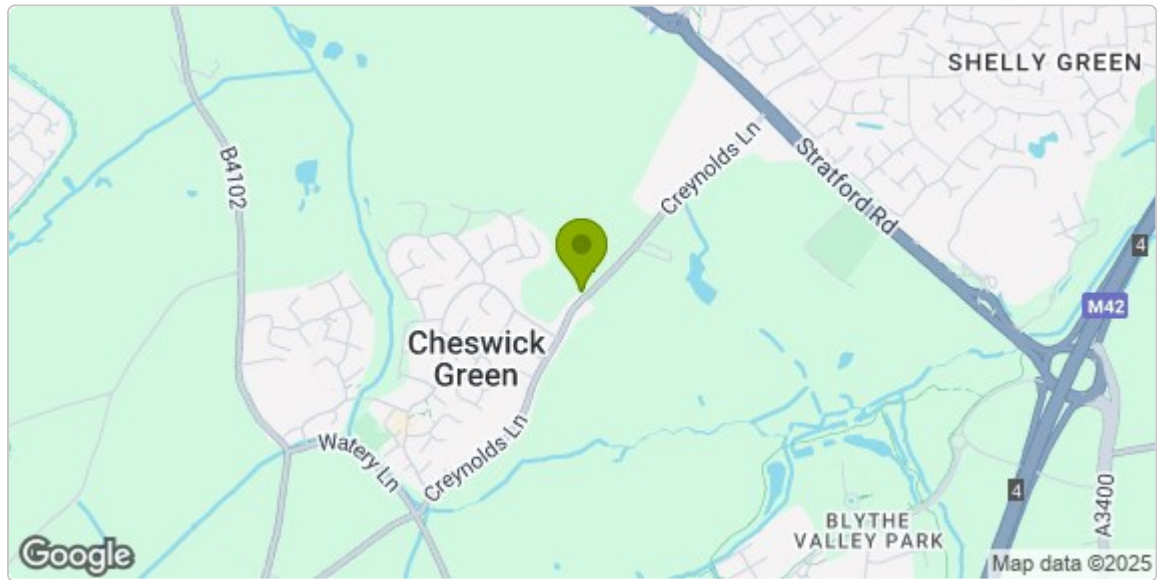
BROADBAND: We understand that the standard broadband download speed at the property is around 1 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
174 Creynolds Lane Cheswick
Green Solihull B90 4ES

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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