



**melvyn**  
**Danes**  
ESTATE AGENTS

**Waterdale**

**Cheswick Green**

**Offers Around £475,000**

## Description

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 detached property which occupies a nice position in this pleasant cul-de-sac and has a wide plot with a generous 'in and out' driveway. The house offers versatile living accommodation having the benefit of extensions to the ground and first floor which really add to the living space. To the rear is a wide rear garden which sits higher than the properties behind giving a more private aspect.



## Accommodation

**'IN & OUT' DRIVEWAY**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**EXTENDED LOUNGE**

25'6" x 12'0" max (7.77m x 3.66m max)

**STUDY**

13'0" x 7'0" (3.96m x 2.13m)

**DINING ROOM**

11'8" max x 11'7" (3.56m max x 3.53m)

**EXTENDED KITCHEN**

23'2" x 9'0" (7.06m x 2.74m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'8" max x 9'11" overall (4.47m max x 3.02m overall)

**OPEN EN SUITE SHOWER**

**BEDROOM TWO**

12'5" x 8'10" (3.78m x 2.69m)

**BEDROOM THREE**

16'2" x 8'10" max (7'0" min) (4.93m x 2.69m max (2.13m min))

**FAMILY BATHROOM**

**SINGLE GARAGE**

17'6" x 7'8" (5.33m x 2.34m)

**REAR GARDEN**



TENURE: We are advised that the property is Freehold.

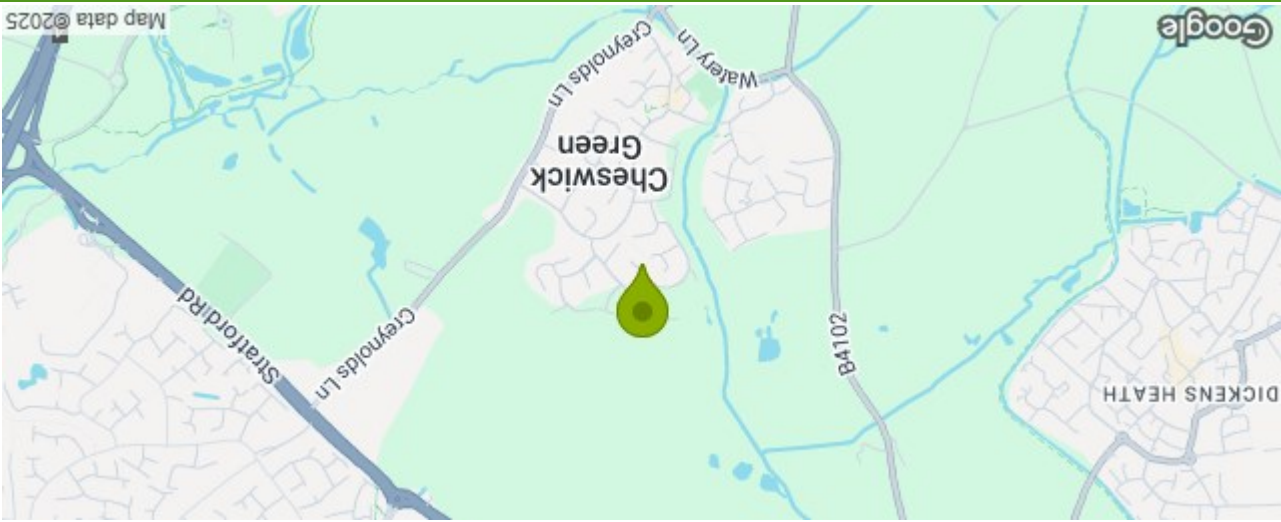
BROADBAND: We understand that the standard broadband download speed at the property is around 3 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 24/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 24/04/2025). 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.

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8 Waterdale Cheswick Green Solihull B90 4JP  
Council Tax Band: E

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

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.