



smarthomes

Coppice Close

Cheswick Green, Solihull, B90 4HX

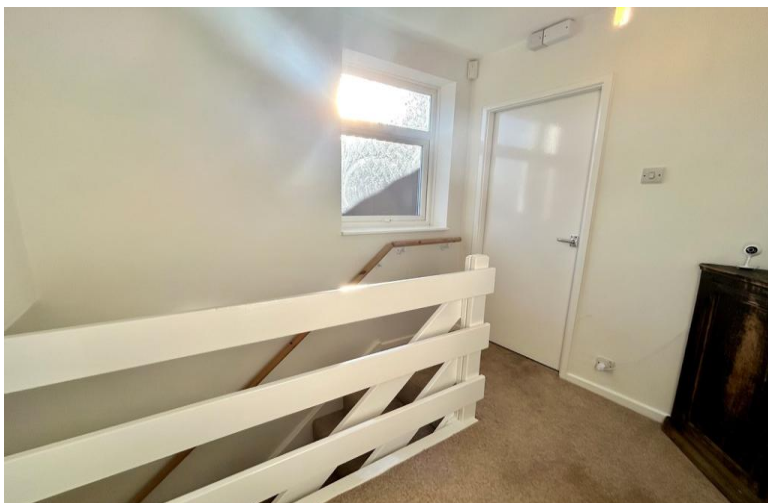
- A Semi-Detached Property Situated in a Popular Location
- Requiring Renovation Throughout
- Superb Potential for Extension Subject to Planning Consent
- Three Bedrooms
- South/Westerly Facing Rear Garden
- Freehold Upon Completion
- No Upward Chain

£315,000

EPC Rating - 59

Current Council Tax Band - D





Property Description

The village of Cheswick Green is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, on the Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. The property currently falls within Alderbrook senior school catchment.

The property stands back from the road behind a gravelled three car driveway and access is gained via a UPVC double glazed entrance door with frosted side windows leading through to;



Hallway

With stairs rising to the first floor, under-stairs storage cupboard, central heating radiator and door through to;

Lounge/Dining Room

25' 6" x 10' 9" (max) (7.77m x 3.28m (max)) Having UPVC double glazed French doors and side windows to the rear garden, UPVC double glazed bay to front, coving to the ceiling, central heating radiator, wall mounted gas fire and door through to;



Fitted Kitchen

11' 5" x 6' 9" (3.48m x 2.06m) Having base and wall units, gas cooker point, UPVC double glazed window to the rear, door through to the hall and door through to;

Utility Area

7' 9" x 6' 5" (2.36m x 1.96m) With plumbing for a washing machine, sliding door through to the store room and door through to the garage.

Store Room/Potential Play Room

10' 3" x 7' 9" (3.12m x 2.36m) With door and window to the rear through into the workshop/shed and radiator.



Landing

The first floor landing is approached via the stairs leading from the hallway, with frosted UPVC double glazed window to the side and loft hatch with pull down ladder to access loft space.

Bedroom One

13' 10" x 9' 7" (min) (4.22m x 2.92m (min)) Having a UPVC double glazed window to the front, coving to the ceiling and a central heating radiator.

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m) With UPVC double glazed window to the rear, a central heating radiator and coving to the ceiling.

Bedroom Three

10' 9" x 7' 1" (max) (3.28m x 2.16m (max)) Having a UPVC double glazed window to the front, a central heating radiator and an airing cupboard with hot water tank.





Shower Room

6' 5" x 5' 5" (1.96m x 1.65m) Fitted with a white suite comprising W.C, pedestal wash hand basin and a shower area with a wall mounted electric shower over. Frosted UPVC double glazed window to the rear, tiled splash-backs and a central heating radiator.

South/Westerly Facing Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, large shed/workshop with power and light and excellent scope for extension (subject to planning permission).

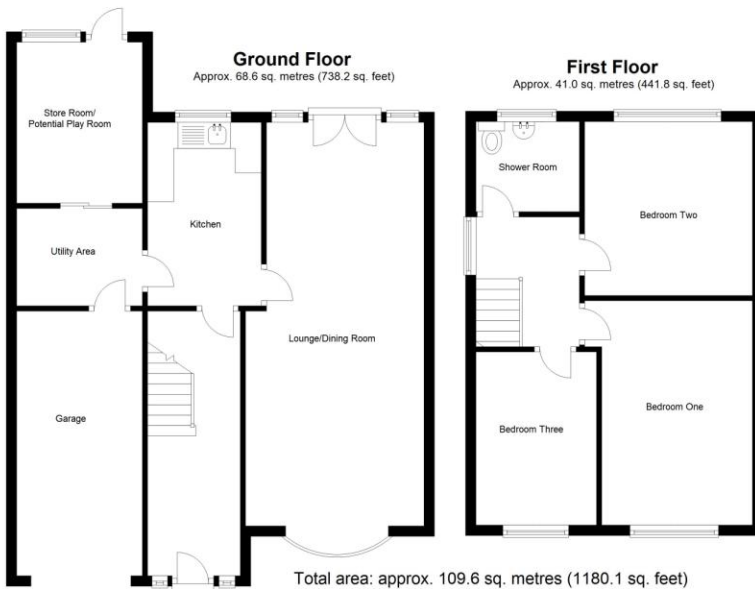


Garage

16' 9" x 7' 10" (5.11m x 2.39m) Located at the side of the property

Tenure

We are advised by the vendor that the property is currently leasehold with approximately 44 years remaining and a ground rent of approx. £35 per annum but will be sold as freehold upon completion, however are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.