



smarthomes

**Noble Way**

Cheswick Green, Solihull

- A Beautifully Presented Mid Terraced Property
- Two Double Bedrooms
- Superb Breakfast Kitchen
- Two Allocated Parking Spaces

**£315,000**

Current EPC Rating 84 (B)  
Current Council Tax Band C







## Property Description

A beautifully presented mid terraced property offering two double bedrooms, lounge, superb breakfast kitchen, utility area, guest WC, en suite shower room, family bathroom, landscaped rear garden and two allocated parking spaces

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.





## Rooms & Measurements

Lounge to Front - 4.42m x 3.15m (14'6" x 10'4")

Kitchen/Breakfast Room - 3.15m x 3.18m (10'4" x 10'5")

Utility Room

Guest WC

Bedroom One to Rear - 2.67m x 2.64m (8'9" x 8'8")

En Suite Shower Room  
2.95m x 1.42m (9'8" (into shower) x 4'8")

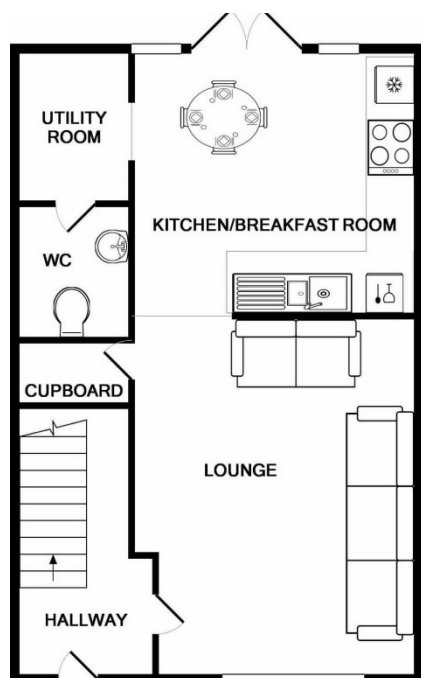
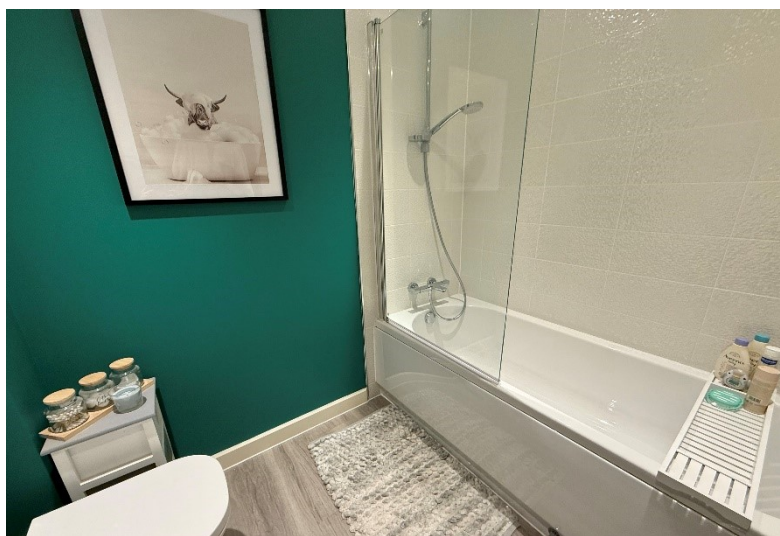
Bedroom Two to Front  
3.68m x 2.44m (12'1" (to wardrobe frontage) x 8'0")

Family Bathroom to Side - 2.13m x 1.6m (7'0" x 5'3")

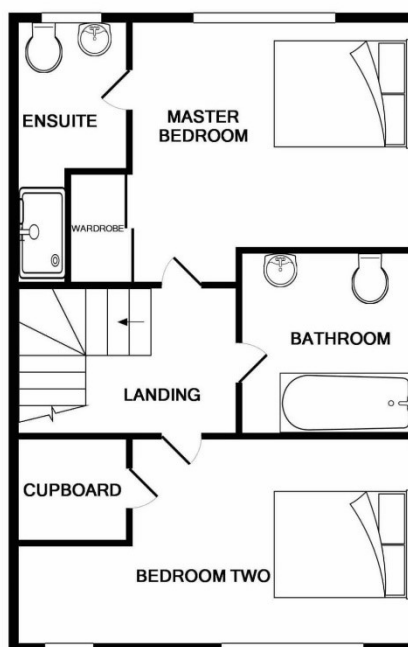
### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C





GROUND FLOOR



1ST FLOOR

316 Stratford Road  
Shirley  
Solihull  
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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 are 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.