



- A Beautifully Presented Detached Property
- Four Double Bedrooms
- Open Plan Family Kitchen/Diner
- Modern En-Suite Shower Room

Noble Way, Cheswick Green, Solihull, B90 4JF

A beautifully presented detached family home situated on a popular modern estate offering accommodation comprising an open plan family kitchen/diner, lounge, study, guest W.C, four double bedrooms, modern en-suite shower room, modern family bathroom, South/Westerly facing rear garden, office, garage store, driveway parking and solar panels

Offers Over £585,000

EPC Rating - 85

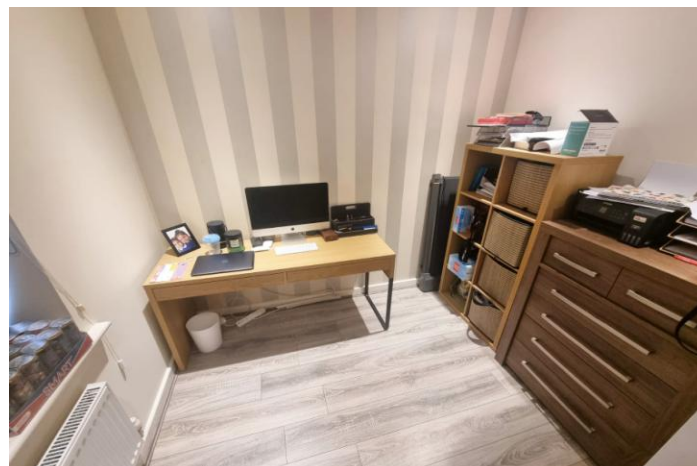
Current Council Tax Band - F



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 is set back from the road behind artificial laid lawn areas with planted shrubs and a paved footpath leading to a storm porch with a composite front door leading into



Entrance Hallway

With wood effect flooring, two ceiling light points, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard, large utility cupboard and door leading off to

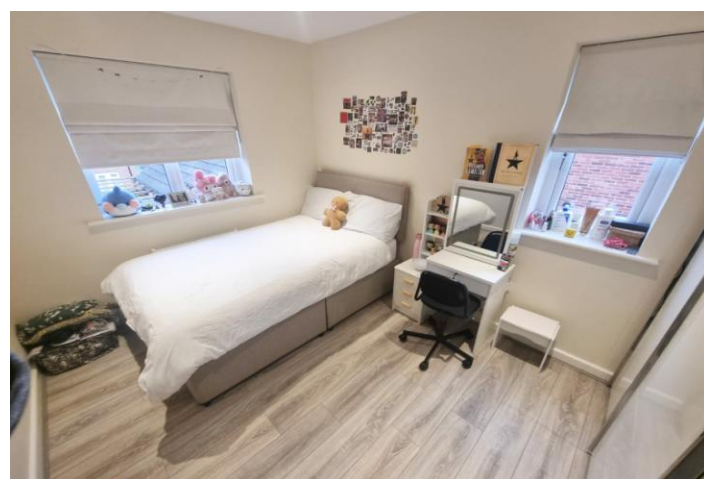


Study to Front

8' 2" x 7' 10" (2.5m x 2.4m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point and spot lights

Lounge to Rear

15' 8" x 11' 5" (4.8m x 3.5m) With UPVC double glazed French doors leading to rear garden with matching side windows, wood effect flooring, media wall with feature inset fire and shelving, wall mounted radiator, ceiling light point and spot lights and door to



Dual Aspect Family Kitchen/Diner

27' 2" x 14' 1" (8.3m x 4.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over. Central island incorporating a 4 ring induction hob with extractor hood over, eye level double oven and grill, integrated fridge/freezer, integrated dishwasher, wall mounted gas central heating boiler, feature flooring, wall mounted radiators, ceiling light points and spot lights, a double glazed window to the front aspect, three Velux roof windows, UPVC double glazed door to side and UPVC double glazed French doors to rear garden

Guest W.C to Side

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, radiator and ceiling light point

Landing

With loft access, ceiling light point, airing cupboard, wood effect flooring and door to

Bedroom One to Rear

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light point and spot lights, fitted wardrobes and door to

Modern En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a large shower enclosure with massage attachments, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Bedroom Two to Front

14' 5" max x 10' 5" max (4.4m max x 3.2m max) With two double glazed windows to front elevation, wood effect flooring, radiator and ceiling light point and spot lights

Bedroom Three to Front

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point and spot lights

Dual Aspect Bedroom Four

12' 1" x 8' 6" (3.7m x 2.6m) With double glazed windows to side and rear elevations, wood effect flooring, radiator and ceiling light point and spot lights

Modern Family Bathroom to Side

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a modern white suite comprising of a walk in shower enclosure with massage attachments, jacuzzi bath with shower attachment, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

South/Westerly Facing Rear Garden

Being laid with an artificial lawn, paved patio area, timber decked area with pergola, timber decked borders with lighting, mature shrubs and trees, gated side access, panelled fencing to boundaries and double glazed sliding patio door leading to

Office

14' 9" x 9' 10" (4.5m x 3m) With a wall mounted radiator and ceiling spot lights

Garage Store & Driveway

With an up and over door to frontage and tarmacadam driveway for off road parking

Tenure

We are advised by the vendor that the property is freehold, but 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 vendor. Current council tax band – F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.