



smarthomes

## Creynolds Lane

Cheswick Green, Solihull

- A Very Well Presented & Extended Traditional Style Semi Detached
- Semi Rural Location
- Four Bedrooms
- Two Reception Rooms
- Extended Dining Kitchen
- En Suite & Family Bathroom
- One Bedroom Self Contained Annex to Rear

**£625,000**

Current EPC Rating - C  
Current Council Tax Band - D







## Property Description

A very well presented and extended traditional style semi detached property situated in a semi-rural location with accommodation briefly affording four bedrooms, two reception rooms, dining kitchen, guest WC, en suite shower room to master bedroom, four piece family bathroom, garage to side, large rear garden and stand-alone one bedroom self contained annex situated at the rear of the garden benefiting from open plan lounge / kitchen and shower room

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

### Main House

**Lounge to Front** - 4.19m x 3.89m (13'9" (into bay) x 12'9")

**Second Lounge to Rear** - 4.29m x 3.38m (14'1" x 11'1")

**Extended Dining Kitchen to Rear** - 5.08m x 4.93m (16'8" (max) x 16'2" (max))

**Bedroom One to Rear** - 3.51m x 2.87m (11'6" x 9'5")

**En Suite Shower Room to Rear** - 2.21m x 1.4m (7'3" x 4'7")

**Bedroom Two to Front** - 4.29m x 3.53m (14'1" (into bay) x 11'7" (into built-in wardrobes))

**Bedroom Three to Rear** - 4.27m x 2.97m (14'0" x 9'9" (into wardrobes))

**Bedroom Four to Front** - 2.97m x 2.67m (9'9" x 8'9")

**Four Piece Family Bathroom to Side** - 2.77m x 1.93m (9'1" x 6'4")

**Garage** - 3.89m x 2.49m (12'9" x 8'2")

### Self Contained Annex

**Open Plan Lounge / Kitchen Diner** - 6.55m x 3.51m (21'6" x 11'6")

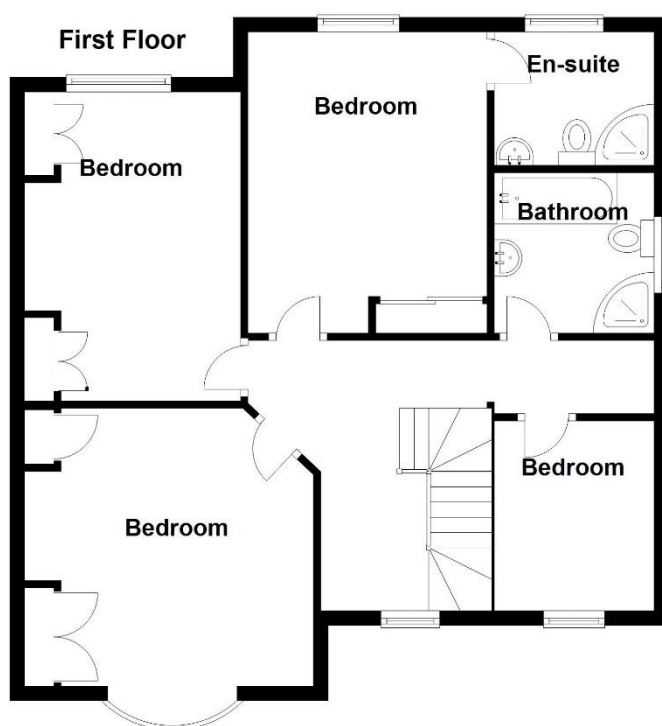
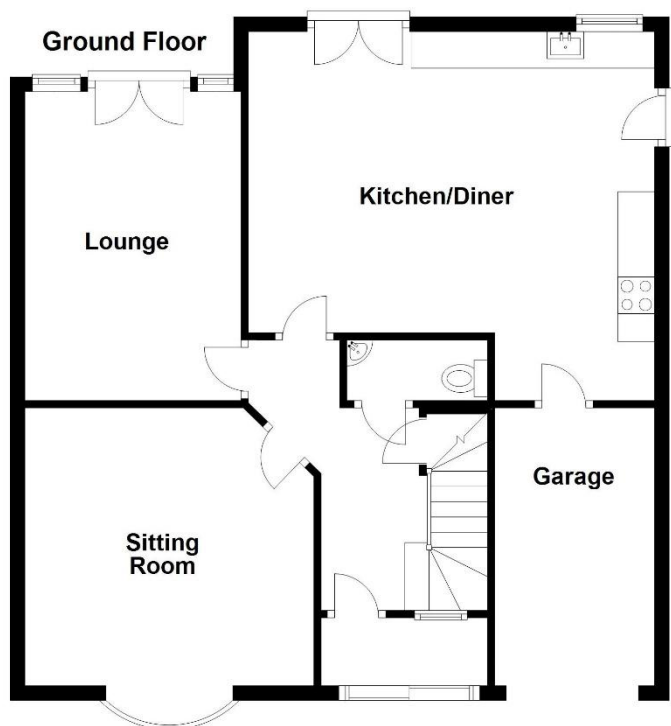
**Bedroom** - 3.2m x 2.9m (10'6" x 9'6")

**Shower Room** - 2.03m x 1.7m (6'8" x 5'7")

### 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 Nigel Hodges. Current council tax band – D





Total area: approx. 144.2 sq. metres (1552.7 sq. feet)

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