



Foxland Close

Cheswick Green, Solihull

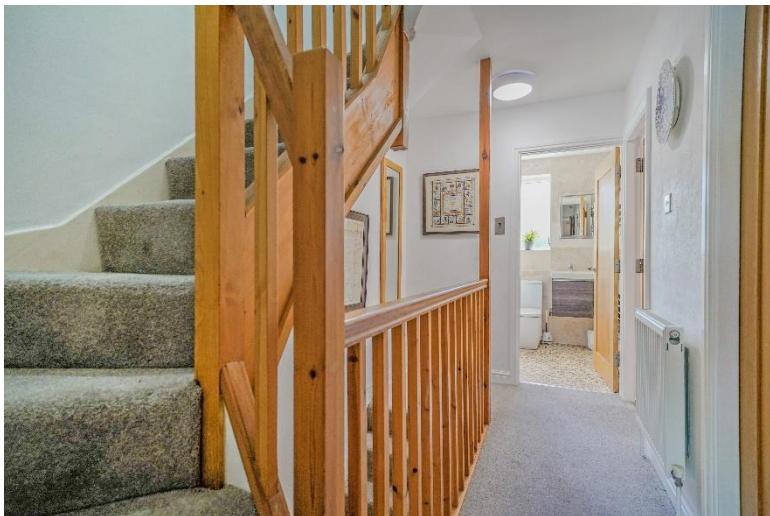
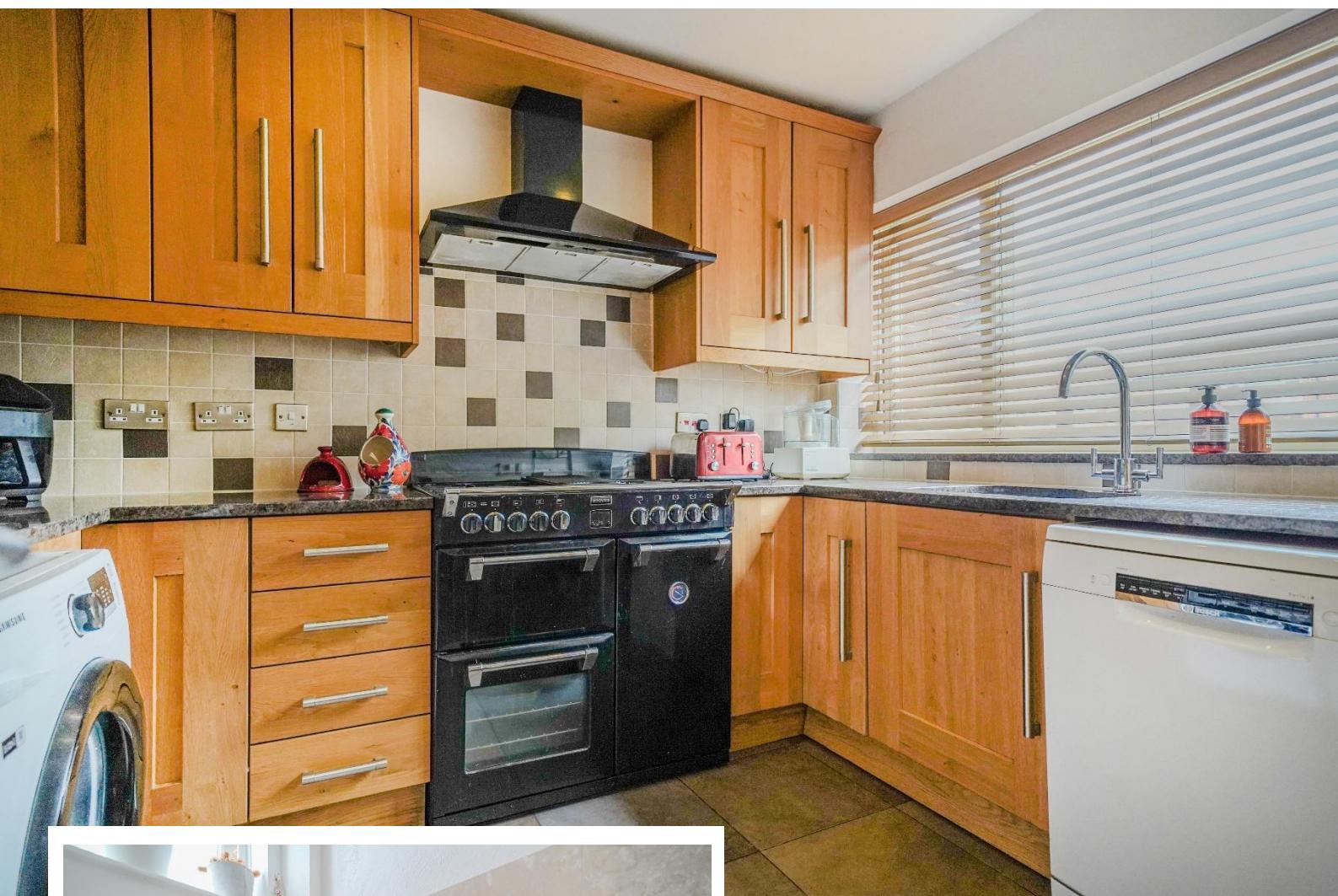
- A Beautifully Presented Four Bedroom Family Home
- Fitted Kitchen, Family Bathroom & En-Suite Shower Room
- Landscaped Southerly Facing Rear Garden
- Garage En-Bloc & Rear Off Road Parking

Offers Over £340,000

Current EPC Rating - D

Current Council Tax Band - C

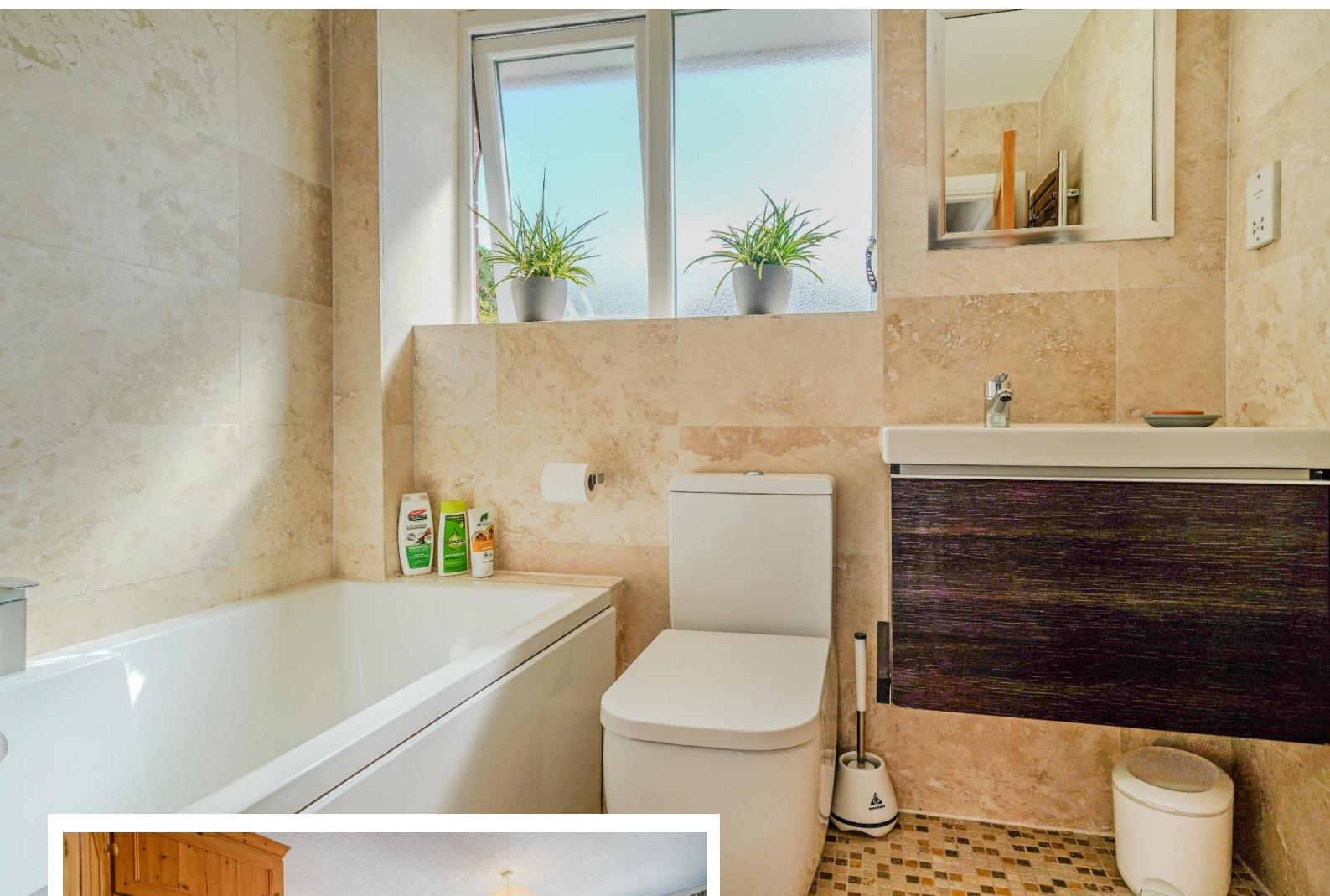




Property Description

A beautifully presented, well maintained & much loved family home benefitting from four bedrooms, lounge/diner, fitted kitchen, guest W.C, family bathroom, en-suite shower room, low maintenance Southerly facing rear garden, garage en-bloc and off road parking

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

Kitchen to Front 2.97m x 2.74m (9'9" x 9'0")

Lounge Diner to Rear 5.05m max x 4.7m max (16'7" x 15'5")

Bedroom Two to Front 4.5m x 2.97m (14'9" x 9'9")

Bedroom Three to Rear 2.92m up to wardrobes x 2.77m (9'7" x 9'1")

Bedroom Four to Front 2.62m x 2.06m (8'7" x 6'9")

Family Bathroom to Rear 1.91m x 1.7m (6'3" x 5'7")

Bedroom One 5.64m x 3.28m (18'6" x 10'9")

En-Suite Shower Room 2.01m x 1.57m (6'7" x 5'2")

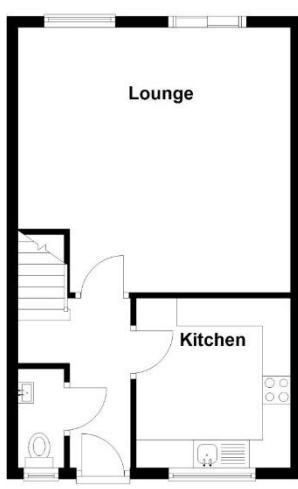
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

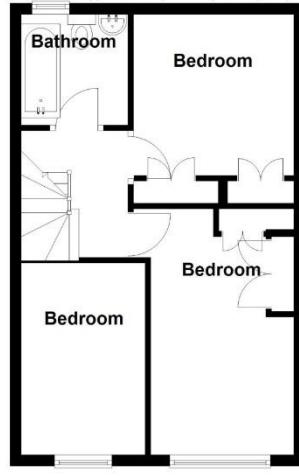
EPC supplied by Nigel Hodges. Current council tax band – C



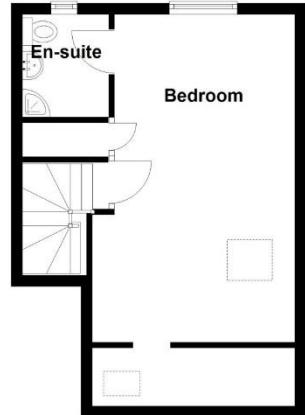
Ground Floor
Approx. 38.6 sq. metres (415.0 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.0 sq. feet)



Second Floor
Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 108.5 sq. metres (1167.4 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.