

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of a semi-detached house with a brown tiled roof and a gable end finished with grey horizontal siding. The main body of the house is red brick. On the left is a white garage door. Next to it is a black front door with the number "59" and a silver handle. To the right of the door is a three-pane window. A large green bush is in front of the window. A green wheelie bin is visible to the right of the bush. The house is on a paved driveway with a small lawn area in front. The sky is blue with some clouds.

**Noble Way
Cheswick Green
Offers Around £400,000**

Description

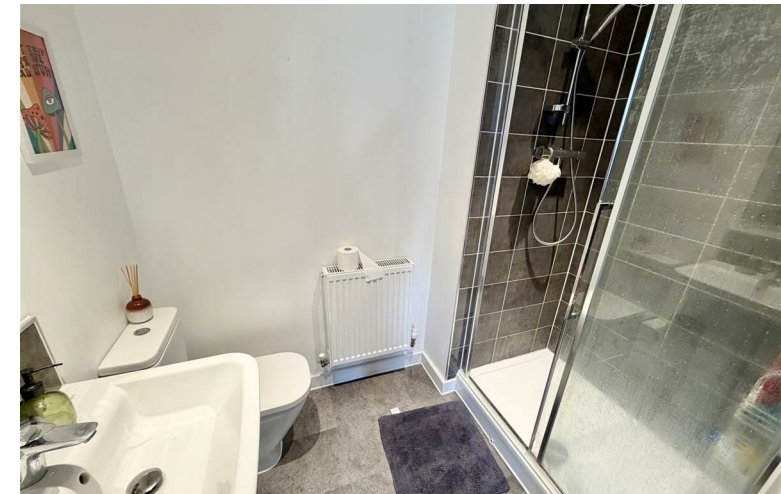
Noble Way is located on the recently constructed Bloor Homes 'Cheswick Place' development just off Tanworth Lane betwixt Shirley and Cheswick Green.

The development is ideally placed to retain a good level of convenience with the close proximity of Shirley and Solihull town centres, access to the motorways and access to both buses and the train stations at nearby Whitlocks End and Earlswood; yet also benefits from being close to open countryside providing a choice of areas of recreation.

An ideal location therefore for this attractive detached bungalow which occupies an enviable position at the end of a private driveway discreetly positioned away from the road.

and has the added benefit of being offered with no upward chain.

The property sits back from the road behind a shared access driveway which leads to three detached bungalows. The driveway parking area extends to the front of the property from where a paved pathway leads to a front door. Inside the well maintained accommodation briefly comprises of reception hallway, open plan living space, master bedroom with en-suite, further double bedroom, family bathroom, utility cupboard and single garage.



RECEPTION HALLWAY

CLOAKS/UTILITY ROOM

**OPEN PLAN LIVING DINING &
KITCHEN AREA**

LIVING AREA

14'10" max x 11'10" max (4.52m max
x 3.61m max)

KITCHEN DINER

12'10" x 9'10" (3.91m x 3.00m)

BEDROOM ONE

12'1" to rear of wardrobe x 9'7"
overall (3.68m to rear of wardrobe x
2.92m overall)

EN SUITE SHOWER ROOM

BEDROOM TWO

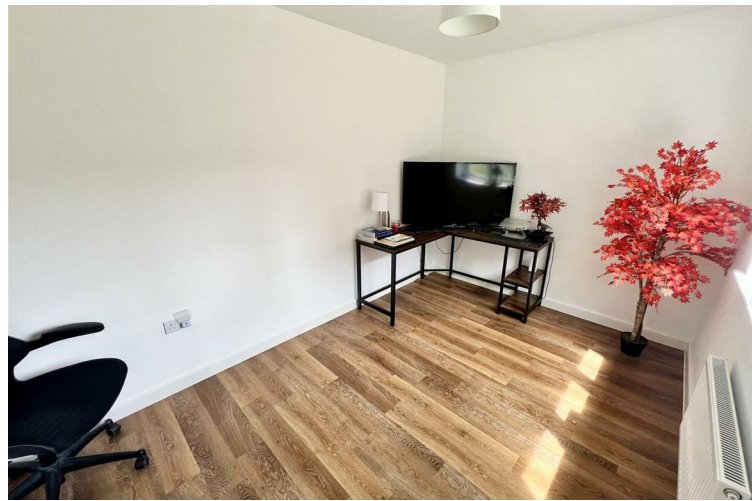
12'10" max x 8'4" (3.91m max x
2.54m)

BATHROOM

INTEGRAL GARAGE

16'5" x 10'0" (5.00m x 3.05m)

REAR GARDEN



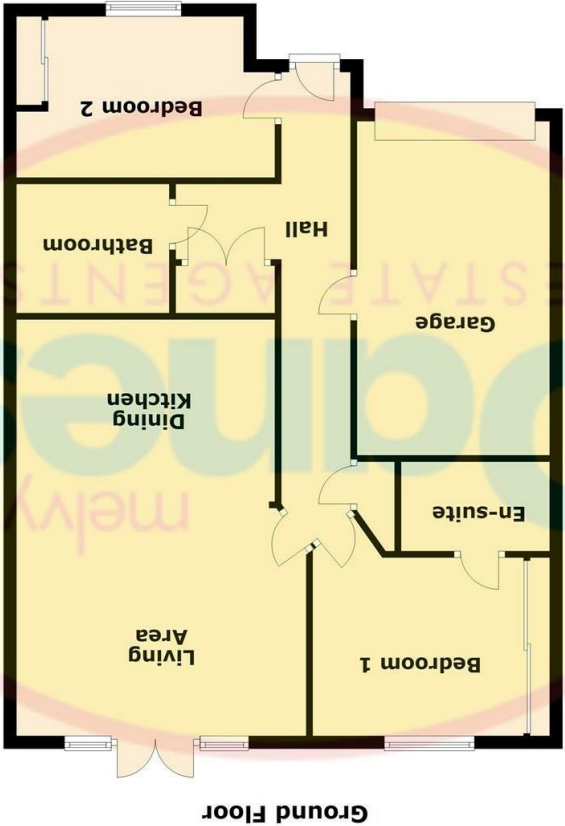
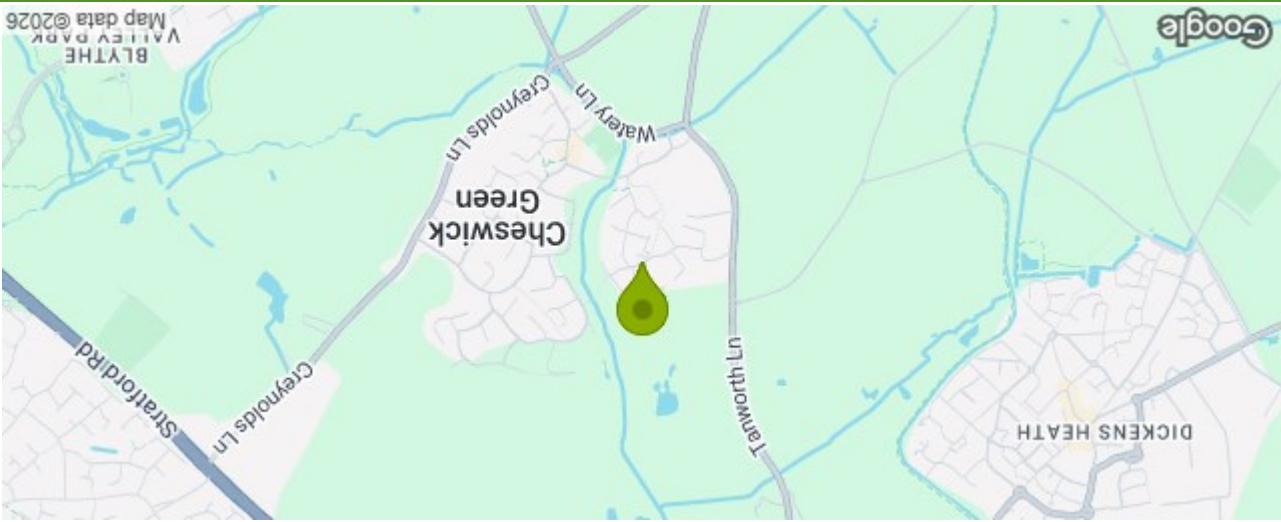
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 4/06/2026. Actual service availability at the property or speeds received may be different. **MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



59 Noble Way Cheswick Green Solihull B90 4JJ
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
	82	94
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.