

Mount Close, Cheswick Green

Offers Over £400,000

xact HOMES







PROPERTY OVERVIEW

Introducing a charming three-bedroom end terrace home nestled on a peaceful cul-de-sac in close proximity to local schools and amenities, this property offers a tranquil retreat away from the hustle and bustle of daily life. Upon entering the home, you are greeted by an inviting entrance hallway with a convenient guest cloakroom, setting the tone for the warmth and comfort that permeates throughout. The ground floor features an open plan kitchen/diner that not only provides a practical space for meal preparation but also offers lovely views of the rear garden, perfect for al-fresco dining or simply unwinding in nature. The spacious dual aspect living room is ideal for both relaxing with loved ones and entertaining guests. Making your way upstairs, you will find three generously sized bedrooms, each offering its own unique appeal. The Principle Bedroom boasts fitted storage to easily accommodate your wardrobe needs and an en-suite for added convenience. The remaining bedrooms are served by the well-appointed family bathroom, ensuring that all members of the household have their own private spaces.







Outside, the property boasts a beautiful south-facing rear garden, providing an ideal spot to soak up the sun and enjoy the great outdoors in the comfort of your own home. At the front of the property, off-road parking for two vehicles, offering practicality and ease for residents and guests alike. In summary, this property presents a wonderful opportunity to embrace a peaceful lifestyle in a convenient location. With its well-designed living spaces, ample storage, and modern amenities, this home is ready to welcome new owners seeking both comfort and functionality in a tranquil setting. With its proximity to local essentials and charming surroundings, this property is sure to appeal to those looking for a harmonious blend of comfort and convenience.

PROPERTY LOCATION

Cheswick Green is an established semi rural village located approximately 3 miles south west of Solihull town centre. It encompasses at the heart of the village a newsagent/convenience store/post office, a pharmacy, hairdressers, pub and Indian restaurant. The community is very well served for all ages with a village hall, Doctor's surgery and Cheswick Green Primary School. The village has excellent transport links with close proximity by car to the M42 and M40 motorways and the 52 bus service to Shirley and Solihull offering extensive amenities.

Council Tax band: C

Tenure: Freehold



- Three Bedroom End Terrace Property
- Located On A Peaceful Cul-de-sac
- Close Proximity To Local Schools & Amenities
- Open Plan Kitchen/Diner
- Dual Aspect Living Room
- Three Generously Sized Bedrooms
- Well Appointed Family Bathroom & Ensuite
- Beautiful South Facing Rear Garden
- Off Road Parking To The Front For Two Vehicles

ENTRANCE HALLWAY

WC

LIVING ROOM
15' 6" x 12' 11" (4.72m x 3.93m)

KITCHEN/DINER
15' 5" x 9' 4" (4.71m x 2.84m)

FIRST FLOOR

PRINCIPAL BEDROOM
9' 5" x 8' 11" (2.88m x 2.71m)

ENSUITE
8' 6" x 4' 2" (2.59m x 1.27m)

BEDROOM TWO
11' 1" x 8' 2" (3.37m x 2.49m)

BEDROOM THREE
8' 0" x 7' 0" (2.44m x 2.14m)

BATHROOM
7' 6" x 6' 4" (2.28m x 1.94m)

TOTAL SQUARE FOOTAGE
82.0 sq.m (883 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN

OFF ROAD PARKING FOR MULTIPLE VEHICLES



ITEMS INCLUDED IN THE SALE

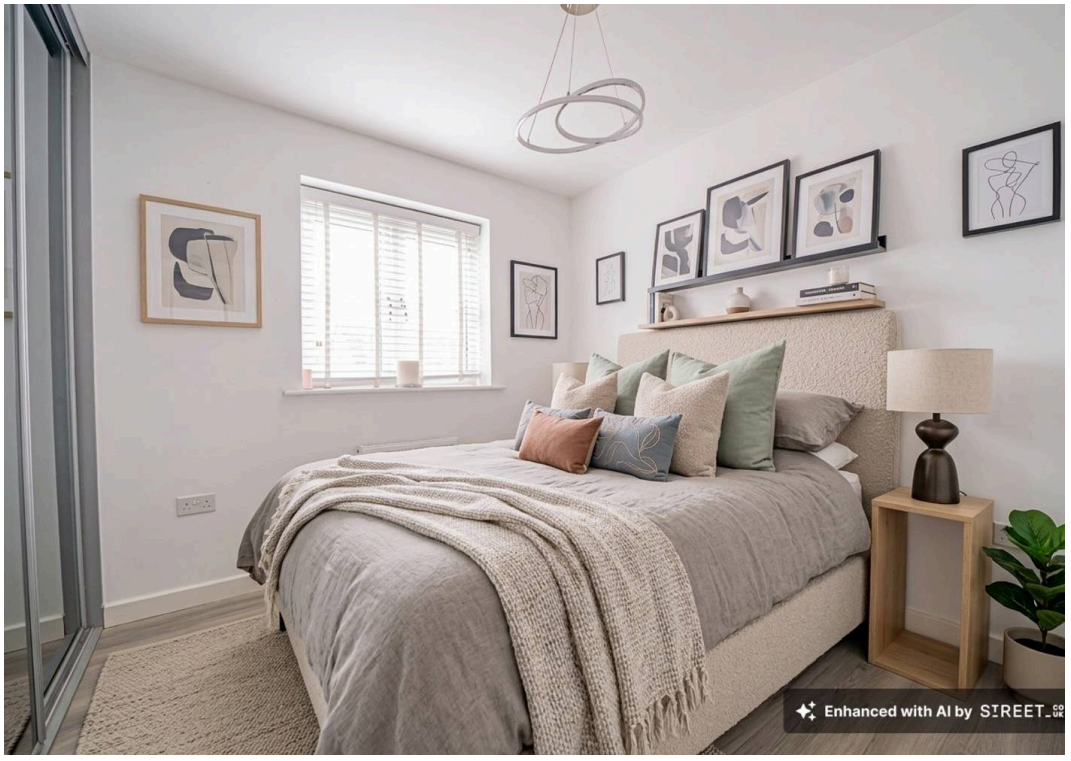
Integrated oven, integrated hob, extractor, microwave, dishwasher, washing machine, some carpets and light fittings, all blinds, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

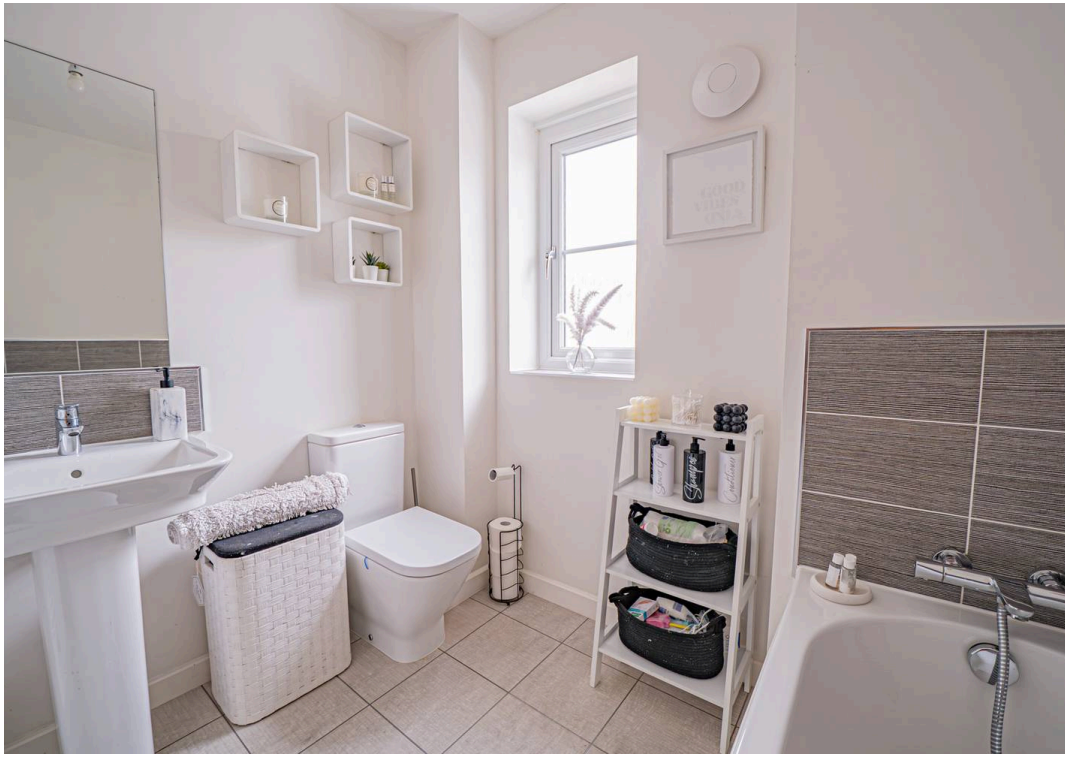
Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded.

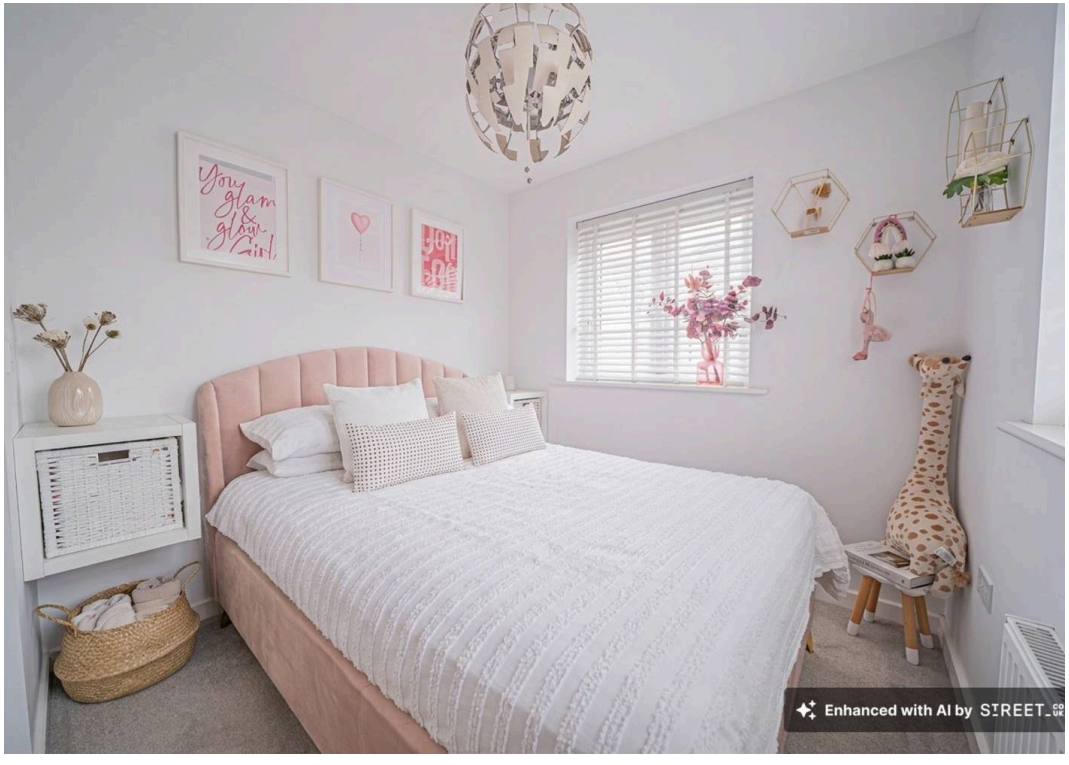
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

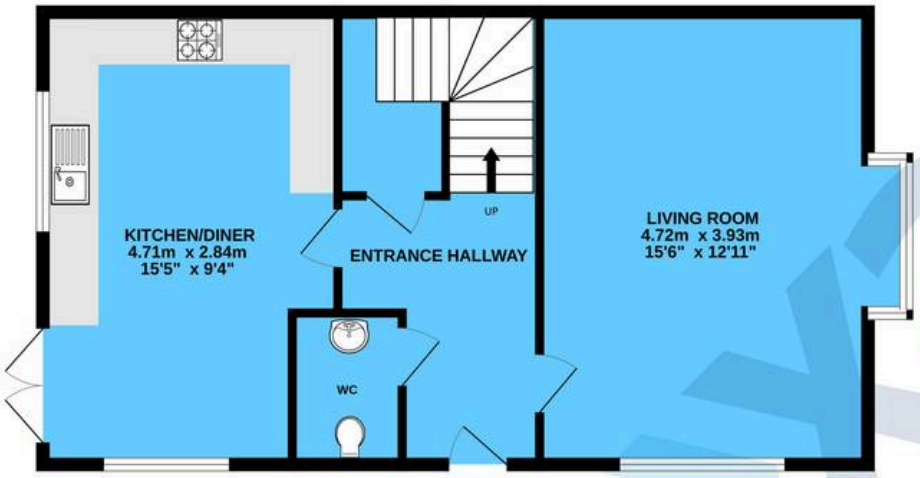

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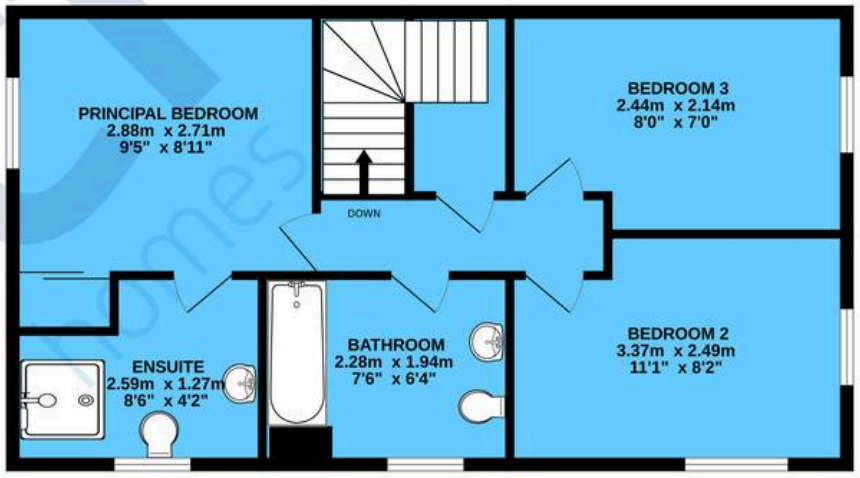



You glam & glow Girl
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 82.0 sq.m. (883 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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