



# Kingfisher Way, Cheswick Green

Offers in Region of £318,500





## PROPERTY OVERVIEW

Presenting this well presented two bedroom semi-detached home, ideally situated on a quiet cul-de-sac and offered to the market with NO UPWARD CHAIN. This property represents an excellent opportunity for first-time buyers or investors seeking a move-in ready home in a peaceful residential setting.

Upon entering, you are welcomed by a spacious living room that benefits from an abundance of natural light, creating a bright and inviting atmosphere. The neutral décor and generous proportions provide a versatile space, perfect for relaxing or entertaining guests. Adjacent to the living room is a fitted kitchen, thoughtfully designed with ample storage space and modern cabinetry. The kitchen also offers pleasant views of the rear garden, making it a practical and enjoyable space for meal preparation. A practical utility area is located off the kitchen, providing additional storage and laundry facilities. The guest cloakroom adds further convenience for residents and visitors alike.

Upstairs, the property comprises two generously sized bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. The principal bedroom benefits from its own en-suite shower room (providing a private retreat for the homeowner), while the second bedroom is well served by the contemporary family bathroom. Both bedrooms are presented in excellent condition, with neutral tones and good natural light.





To the side of the property, there is dedicated parking, offering convenience for homeowners and guests. The property's location on a quiet cul-de-sac ensures minimal passing traffic, enhancing the sense of peace and privacy. This home is ideally positioned for access to local amenities, reputable schools, and transport links, making it a practical choice for a range of buyers. With its well maintained interiors, functional layout, and desirable setting, this property is ready for immediate occupation.

#### 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



- Two Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers & Investors
- Set On A Quiet Cul-De-Sac
- Spacious Living Room
- Fitted Kitchen With Integrated Appliances
- Practical Utility & Guest Cloakroom
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well-Maintained Rear Garden & Driveway



**HALL**

**LIVING ROOM**

10' 3" x 14' 6" (3.12m x 4.41m)

**KITCHEN**

10' 2" x 9' 7" (3.10m x 2.93m)

**UTILITY**

**WC**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

10' 11" x 9' 7" (3.34m x 2.92m)

**ENSUITE**

**BEDROOM TWO**

14' 0" x 7' 10" (4.26m x 2.40m)

**BATHROOM**

5' 4" x 6' 11" (1.63m x 2.11m)

**TOTAL SQUARE FOOTAGE**

63.0 sq.m (681 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SIDE PARKING FOR MULTIPLE VEHICLES**

**WELL MAINTAINED REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

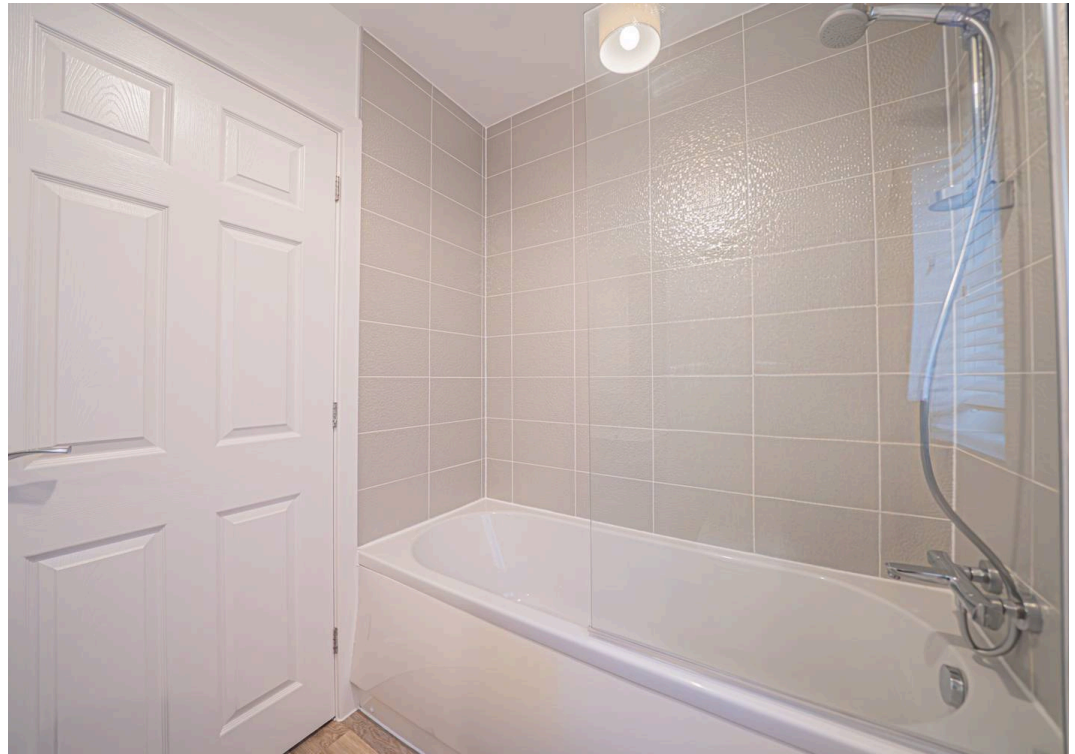
Integrated oven, integrated hob, extractor, all blinds and light fittings and some carpets.

#### **ADDITIONAL INFORMATION**

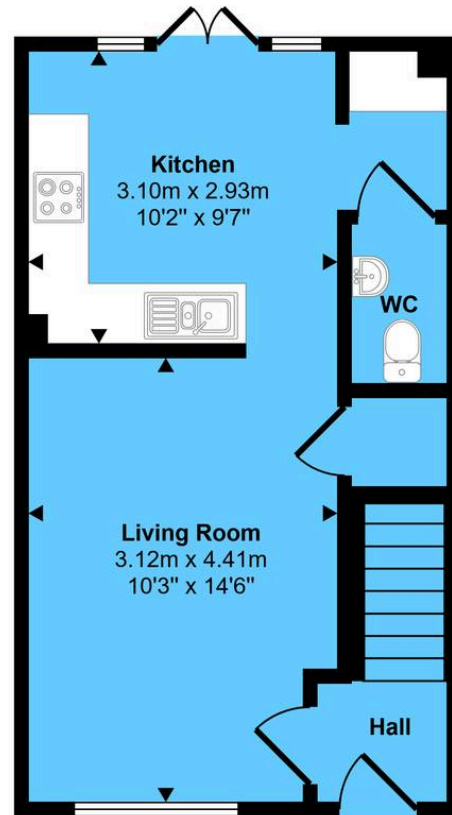
Services - water on a meter, mains gas, electricity and sewers.

#### **INFORMATION FOR POTENTIAL BUYERS**

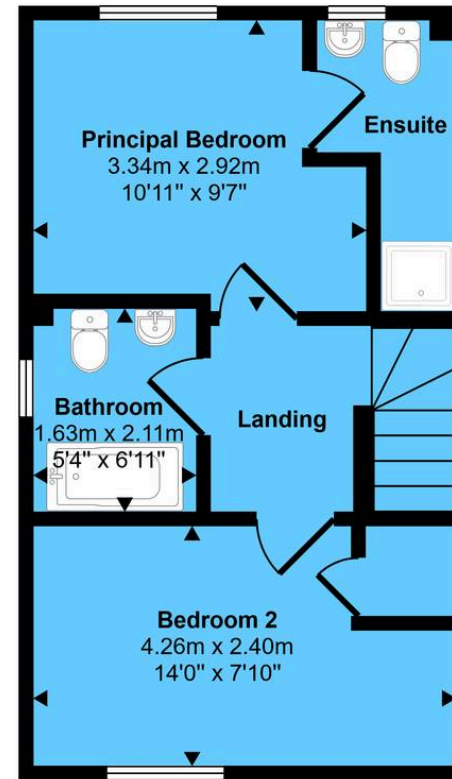
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



Approx Gross Internal Area  
63 sq m / 681 sq ft



Ground Floor  
Approx 32 sq m / 340 sq ft



First Floor  
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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