

smarthomes

# Coppice Walk

Cheswick Green, Solihull

- An Extremely Well Presented & Extended Semi-Detached Home
- Four Bedrooms, En-Suite Shower Room & Family Bathroom
- Extended Open Plan Family Kitchen/Diner
- Private Rear Garden & Driveway Parking

**£435,000**

Current EPC Rating - TBC

Current Council Tax Band - D







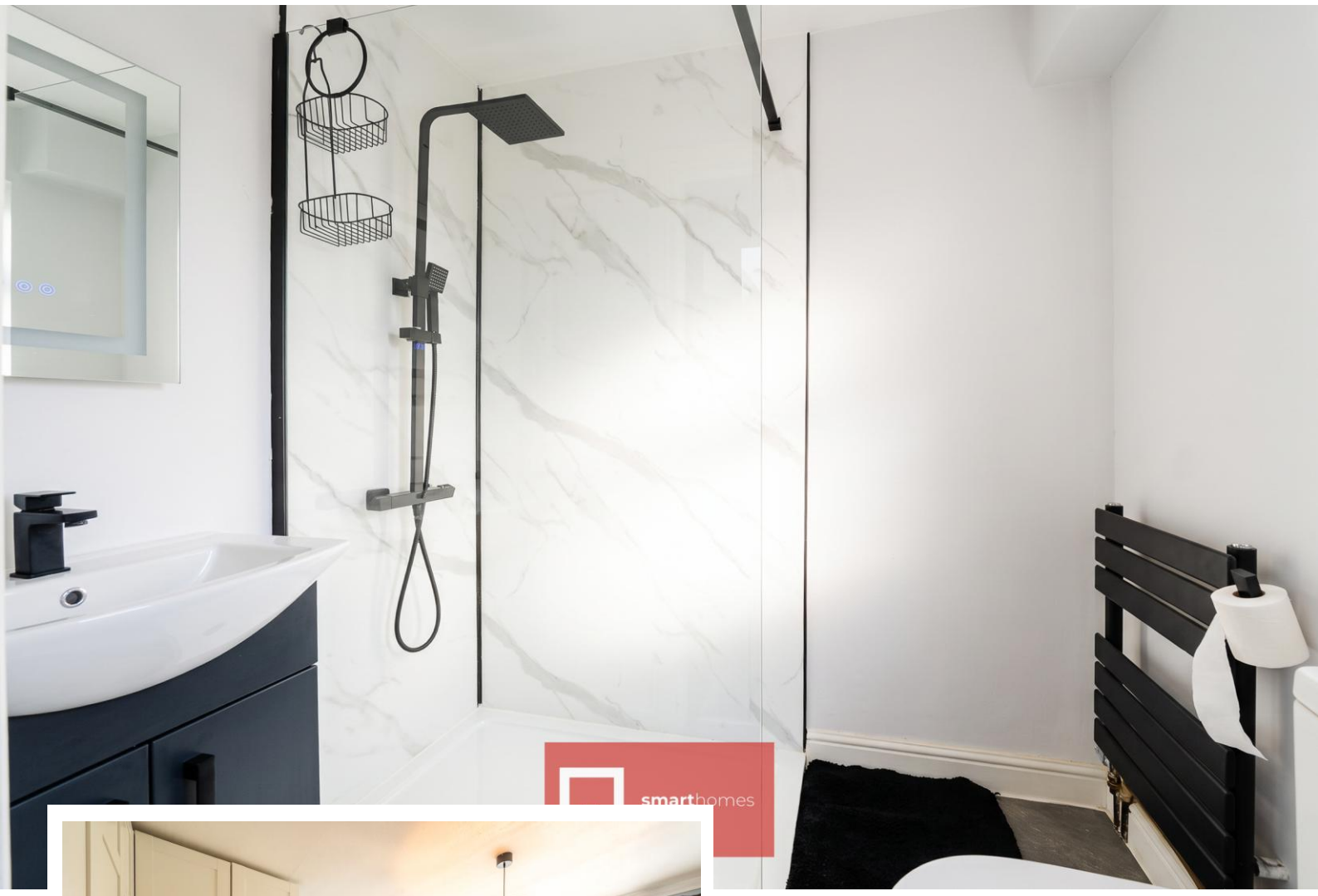




## Property Description

An extremely well presented and extended four bedroom semi-detached property briefly affording lounge, extended open plan kitchen diner, guest WC, ground floor bedroom with en-suite shower room, three first floor bedrooms and family bathroom, private easily maintained rear garden, driveway parking, UPVC double glazing and gas central heating

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

Lounge to Front 4.4m x 3.2m (14'5" x 10'5")

Extended Breakfast Kitchen Diner to Rear 7.3m x 4.5m (23'11" x 14'9")

Ground Floor Bedroom Four to Front 4.7m x 2.1m (15'5" x 6'10")

En-Suite Shower Room

Bedroom One to Front 4.2m x 2.9m (13'9" x 9'6")

Bedroom Two to Rear 3.2m (to wardrobe) x 2.5m (10'5" x 8'2")

Bedroom Three to Front 3.3m x 2.1m (10'9" x 6'10")

Family Bathroom to Rear 1.9m x 1.7m (6'2" x 5'6")

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 – D









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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.