



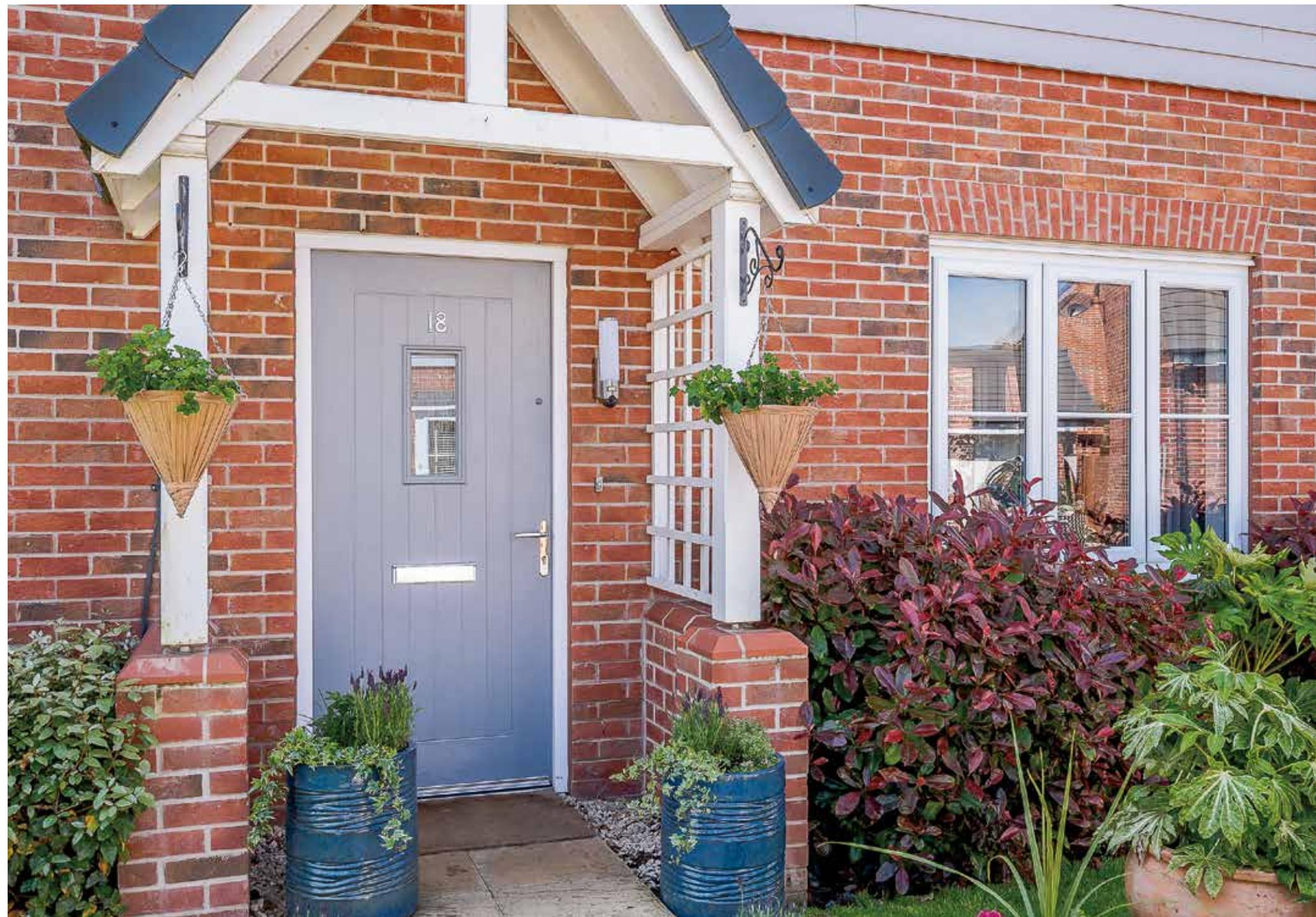
18 Noble Way
Cheswick Green | Solihull | B90 4JF

FINE & COUNTRY

18 NOBLE WAY



A three storey 5 double bedroom detached property, beautifully presented and lovingly maintained throughout with a fabulous open plan kitchen, dining and family room, great for entertaining and socialising with family and friends. The principal bedroom enjoys both an en-suite and dressing room facilities whilst the south facing rear garden has been landscaped to provide fabulous areas in which to relax, entertain or play with the children. Set in a fantastic semi-rural village location with excellent access to local amenities, great schooling and transport links to Birmingham and the Capital.



GROUND FLOOR

The property is entered into a welcoming hallway offering access to the wonderfully designed open plan kitchen, dining, family room which undoubtedly is the show piece of this fabulous home. The garden room area with sky lights maximises the light giving a feeling of bringing the outdoors in. The kitchen area comes complete with integrated Bosch appliances including; oven and grill, induction hob, extractor fan and fridge/freezer. The ground floor also comprises a large dual aspect sitting room with feature bay window, guest WC and utility room with ample space for both a washing machine and tumble dryer.







SELLER INSIGHT

“It was the semi-rural village location which first attracted me to the property,” says the current owner of this wonderful home at 18 Noble Way in Cheswick Green. “Quiet yet convenient, it offers the best of both worlds, with easy access to motorway networks and all the shops and amenities of Stratford Road.”

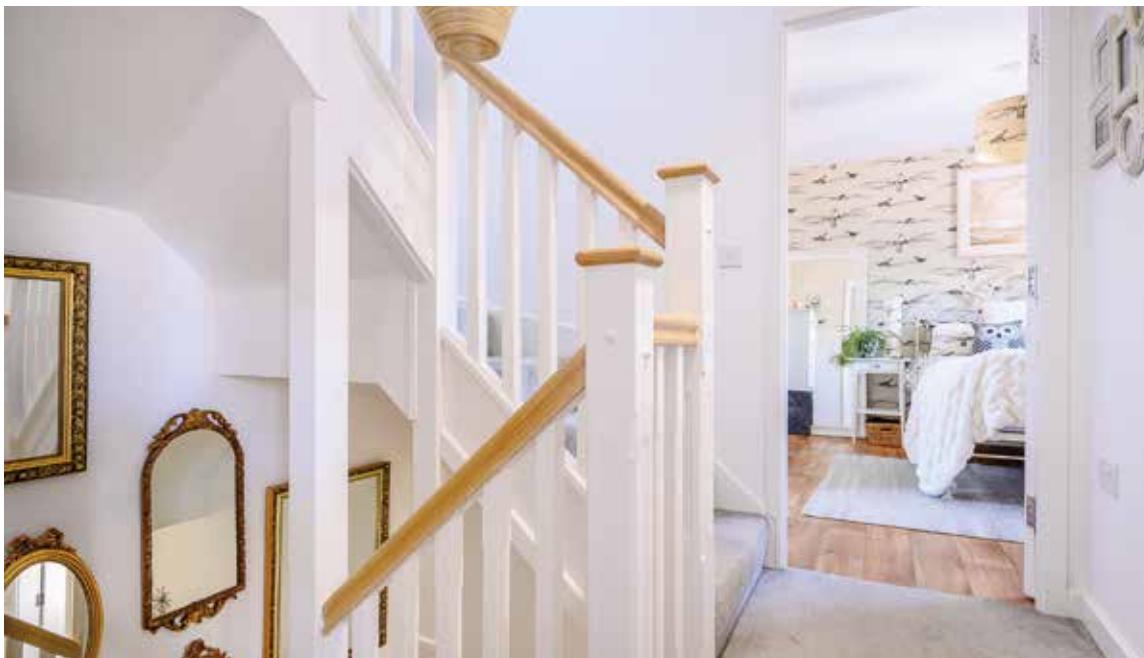
Though newly built when purchased by the current owner, the house has been redecorated throughout and the garden landscaped to provide the perfect property for entertaining family and friends. “The house, and in particular the second floor, is more spacious than many new houses and possesses far more character,” says the owner. “The sociable open plan kitchen, dining and lounge area is ideal for family gatherings, while outside, the mature garden provides a cosy oasis in which to spend time together. Zoned into three different areas, the garden boasts an outdoor home cinema, where we can cuddle up under blankets and watch a film projected onto the wall; a pond area with an egg chair where my grandchildren can play or curl up with a book; and a patio with a waterfall feature, perfect for a relaxing coffee in the morning.”

“My five grandchildren come to stay with me here most weekends,” continues the owner, “and though they can entertain themselves for hours in the garden, there is plenty on offer for them in the local area too. There is a playpark on the estate itself, and another in the village complete with netball, basketball and football goals so children can run around with a ball. The park also boasts what is purported to be the cleanest stream in the UK, where my grandchildren love to splash around in their wellington boots! The sense of community on the estate and in the village is fantastic too, with the perfect balance of privacy and neighbours looking out for one another. The village itself has a cosy atmosphere, with its restaurant, pub and park, and is surrounded by beautiful countryside for long walks with the dogs.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

The first floor encompasses 2 double bedrooms and a large family bathroom plus the master suite which enjoys both a dressing room and fabulous en-suite facilities.







SECOND FLOOR

There is a sizable landing area with sky light, which could be utilised as an office/study space, a guest suite with double bedroom and en-suite shower room and a further double guest bedroom.









OUTSIDE

The south facing garden has been beautifully landscaped and provides an array of mature shrubs, herbaceous beds and flowers. There is even an outdoor home cinema for enjoying a movie under the stars. There is ample off-road parking a tandem length garage providing great storage space and a possible workshop with electric.

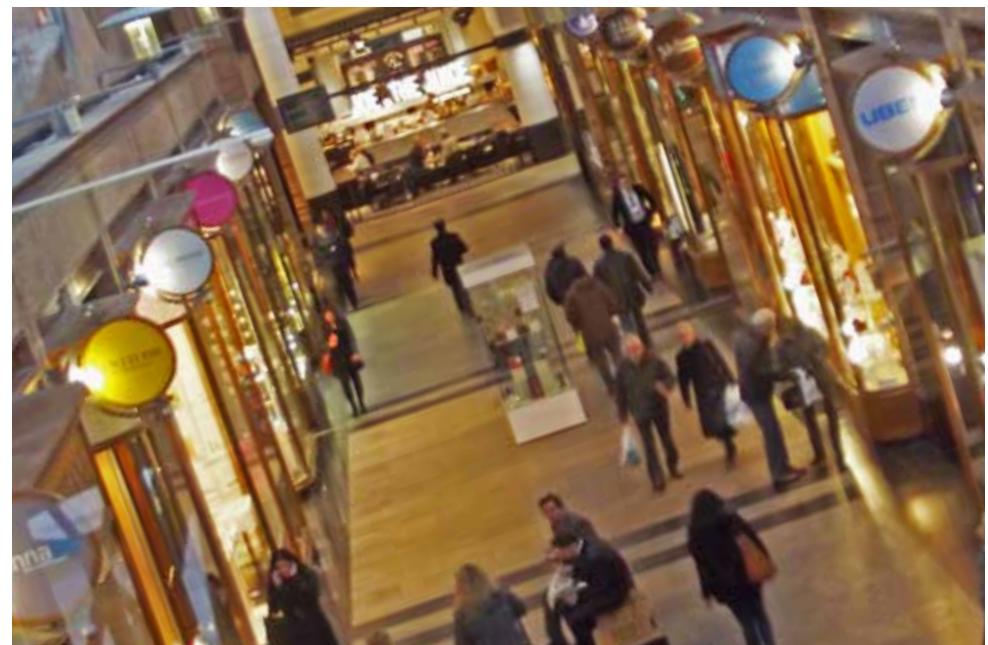




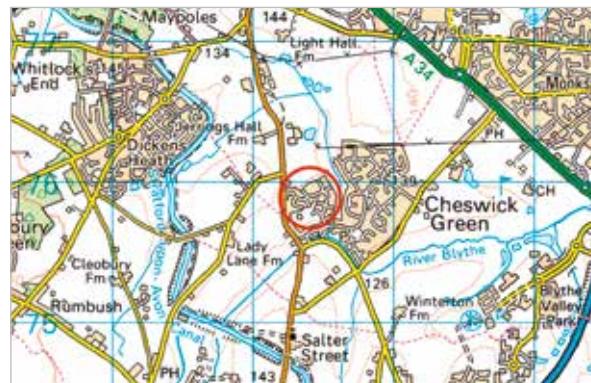
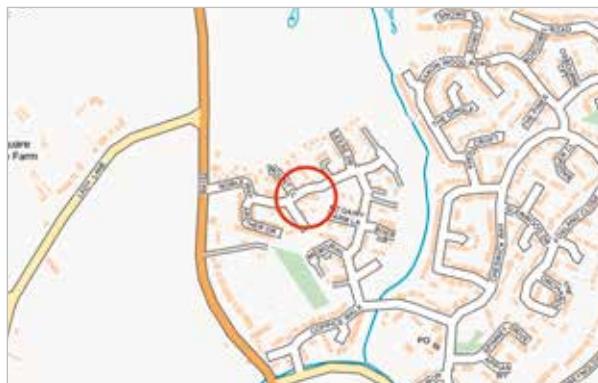


LOCATION

Cheswick Green is a small village comprising a great primary school along with a parade of useful shops including a restaurant, public house and local shop with post office facilities. Cheswick Green offers plenty of opportunities for activities with a local cricket club, park and playing fields. The village resides on the outskirts of the countryside which offers an array of interesting and peaceful walks.



INFORMATION



Services:
Mains Water, Electric and Drainage
Gas Central Heating

Tenure
Freehold

Local Authority
Solihull Council
Council Tax Band F

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 0121 7466400

Website
For more information visit <https://www.fineandcountry.com/uk/solihull>

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By prior appointment only

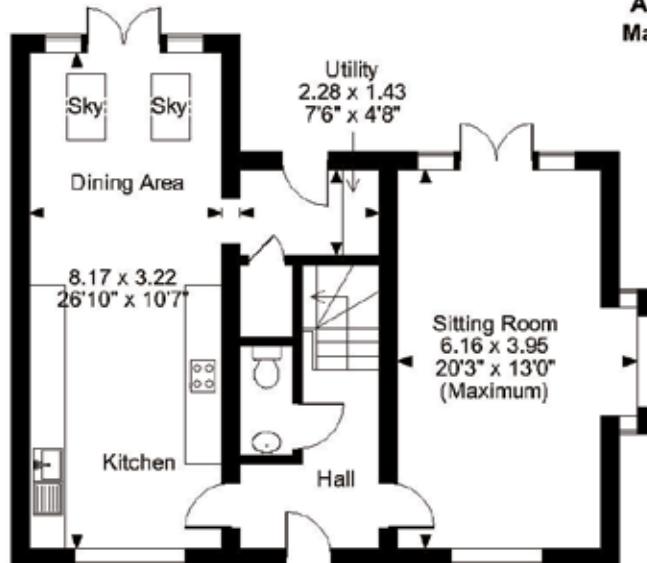


Noble Way, Cheswick Green, Solihull, West Midlands

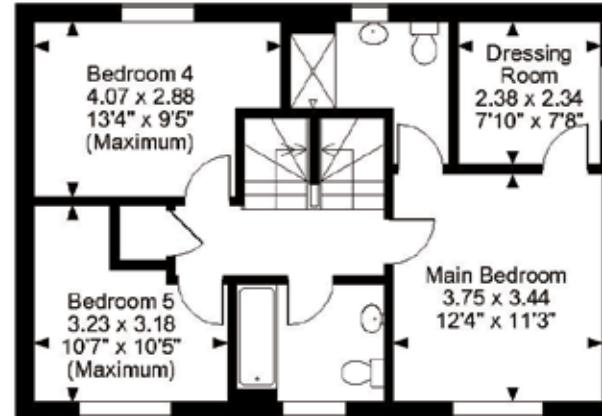
Approximate Gross Internal Area

Main House = 1675 Sq Ft/156 Sq M

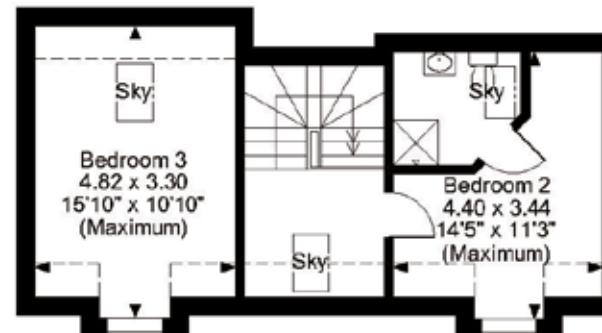
Garage = 281 Sq Ft/26 Sq M



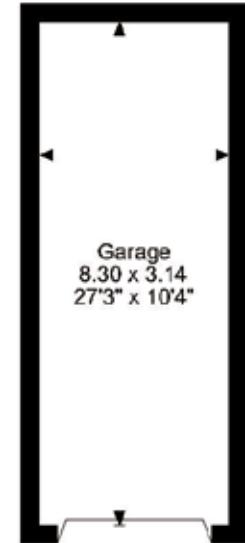
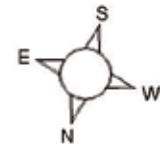
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(89-100)	A	86	91
(80-89)	B		
(70-79)	C		
(55-64)	D		
(35-54)	E		
(15-34)	F		
(1-14)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.06.2021

FINE & COUNTRY



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JOHN RAY
PARTNER AGENT

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John has a vast wealth of experience in both residential property and in dealing with high net worth individuals. He strongly believes that you do not just need an estate agent to guide you through this journey, but a partner in property. This philosophy ensures that he builds long term, personal relationships with his clients, which inevitably leads him to achieve their common goal.

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