



Badger Close, Cheswick Green

Offers Around £289,950

- RECEPTION HALLWAY
- MODERN REFITTED KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- VIEWING RECOMMENDED
- GUEST CLOAKS WC
- LOUNGE DINER
- REFITTED SHOWER ROOM
- GARAGE EN BLOC
- POPULAR LOCATION

Badger Close is a small cul-de-sac of similarly styled properties situated on the fringe of the popular village of Cheswick Green which was developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to its original design brief from the outset. It benefits from its own small parade of shops, doctors surgery, community centre, children's play area, village pub and central village green. As with all villages, there is a community nursery, junior and infant school. Local bus services act as a school service for children going to the senior schooling in Solihull, for which we are advised that Alderbrook is the catchment school for this area. Education facilities are subject to confirmation from the Education Department.

There is easy access by road via the A34 Stratford Road to the M42 motorway, and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area in nearby Shirley has an excellent array of shops, business premises, restaurants and hosteries coupled with central Solihull which boasts the modern and vibrant Touchwood Development and the traditional high street.

An ideal location therefore for this modern end town house which has been improved by the current owners and is situated back from the road behind a lawned foregarden with paved pathway access that leads to a part double glazed front door which opens directly to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator and staircase rising to the first floor accommodation

GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, half height 'Metro' wall tiling, wall mounted wash hand basin and mid level WC

MODERN REFITTED KITCHEN

10'0" x 9'0" (3.05m x 2.74m)



Having UPVC double glazed window to the front, recessed ceiling spot lighting, 'Amtico' style flooring and being fitted with a comprehensive range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, inset gas hob with extractor canopy over, integrated electric double oven, fridge, freezer, washing machine, dishwasher and wine cooler

LOUNGE DINER

16'7" max x 16'0" max (5.05m max x 4.88m max)



Having UPVC double glazed sliding patio style doors opening to the rear garden, UPVC double glazed full drop window overlooking the garden, two ceiling light points, two wall light points, central heating radiator, understairs storage cupboard and wall mounted feature electric fire



FIRST FLOOR LANDING

Having ceiling light point, loft hatch access, airing cupboard and doors radiating off to three bedrooms and shower room



BEDROOM ONE

15'0" x 9'9" (4.57m x 2.97m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

11'8" x 9'4" (3.56m x 2.84m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE

10'0" x 6'11" (3.05m x 2.11m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

SHOWER ROOM

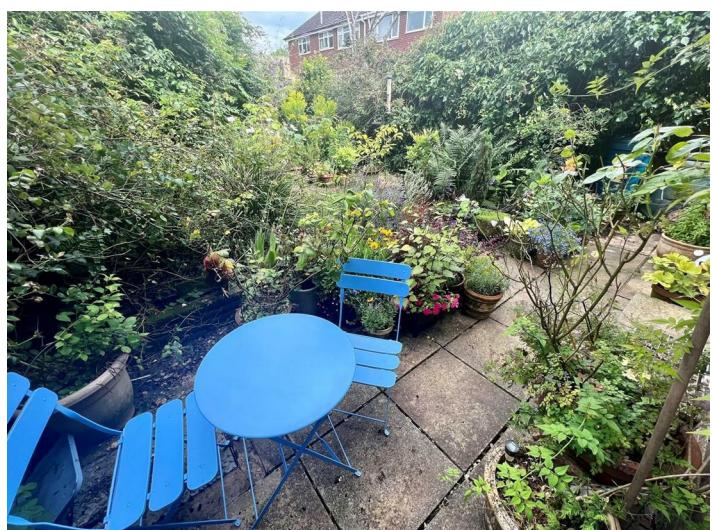


Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, walk in tandem shower enclosure with wet room floor drain and glazed screen, semi pedestal wash hand basin and low level WC

COTTAGE STYLE REAR GARDEN



Having patio area, gated access to the side and being planted with an abundance of plants and shrubs

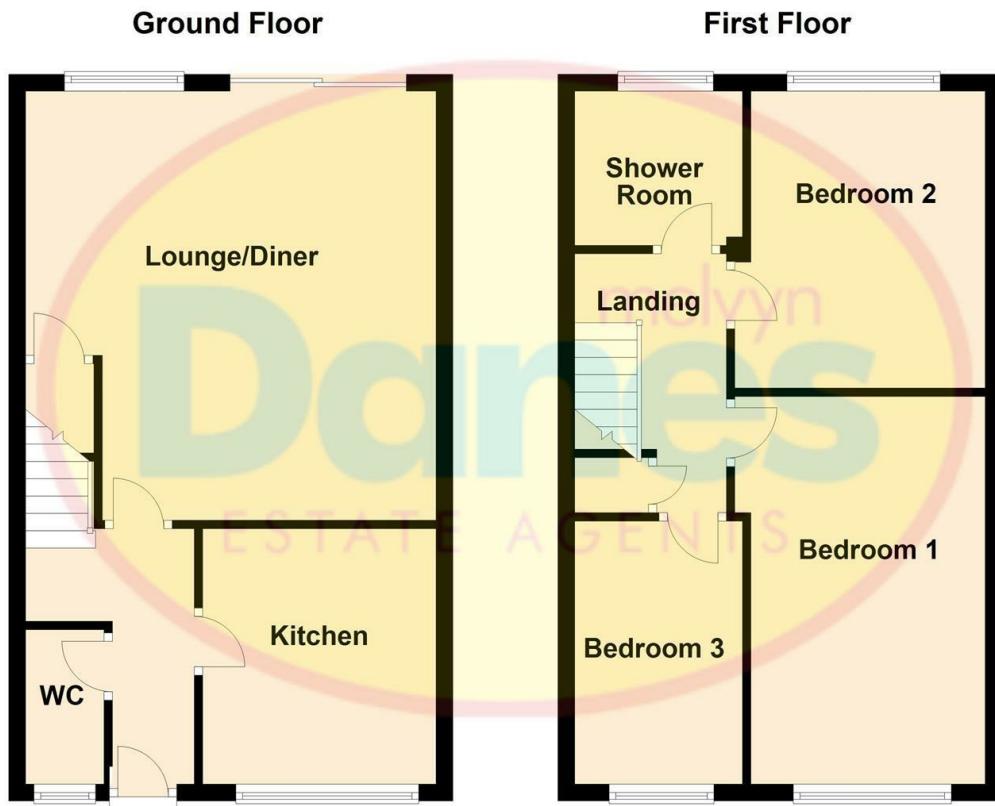


SINGLE GARAGE EN BLOC

Located ion the left n the garage block opposite the property and having a dark red up and over door

FLOOR PLAN

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.



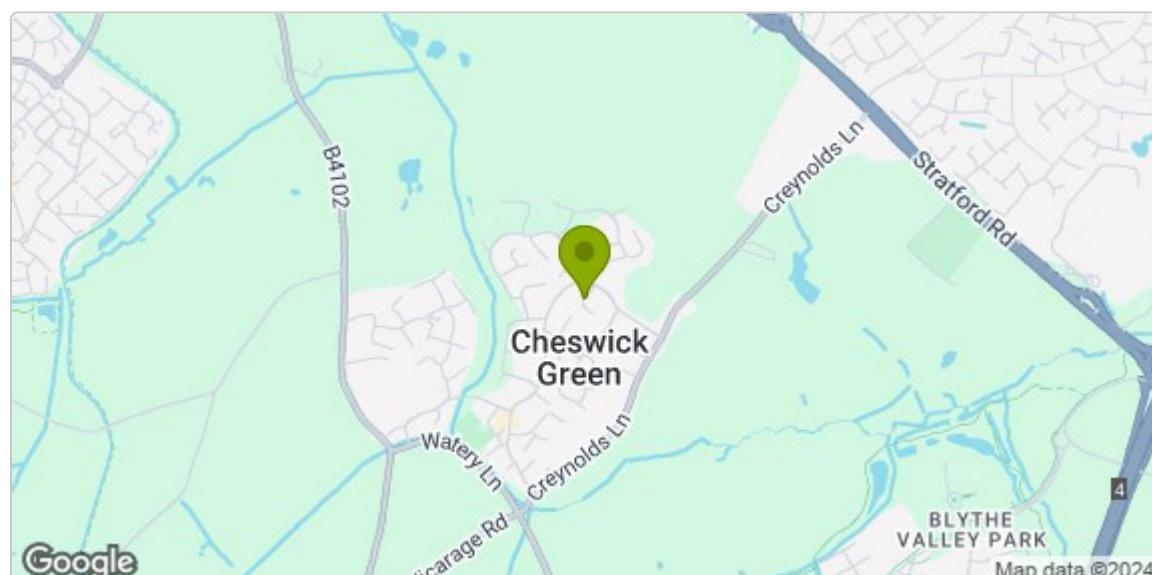
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			