

Danes
melvyn
ESTATE AGENTS

**Willow Drive
Cheswick Green
Offers Around £425,000**



Description

Cheswick Green was originally 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 detached property which occupies a pleasant position on a slightly large than average plot. The house has been in the current ownership in excess of 50 years and therefore does require some updating but has the benefit of being sold with no upward chain. The property benefits from a conservatory extension to the rear which gives a good sized extra living space.



Accommodation

FRONT BLOCK PAVED DRIVEWAY

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

17'8" x 12'0" (5.38m x 3.66m)

P SHAPED CONSERVATORY

19'7" x 12'8" max (9'2" min) (5.97m x 3.86m max (2.79m min))

DINING ROOM

9'5" x 9'1" (2.87m x 2.77m)

KITCHEN

10'11" x 9'0" (3.33m x 2.74m)

LANDING

BEDROOM ONE

12'4" max x 10'7" + door recess
(3.76m max x 3.23m + door recess)

BEDROOM TWO

12'9" x 8'9" (3.89m x 2.67m)

BEDROOM THREE

10'0" max x 7'0" max (3.05m max x 2.13m max)

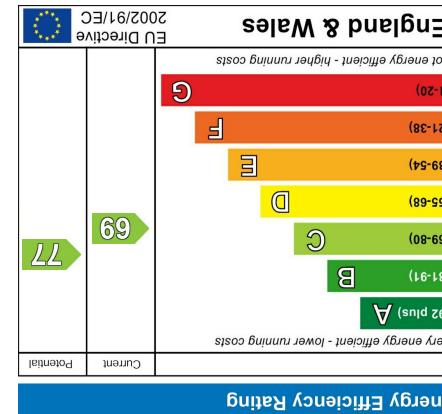
SHOWER ROOM

SIDE GARAGE

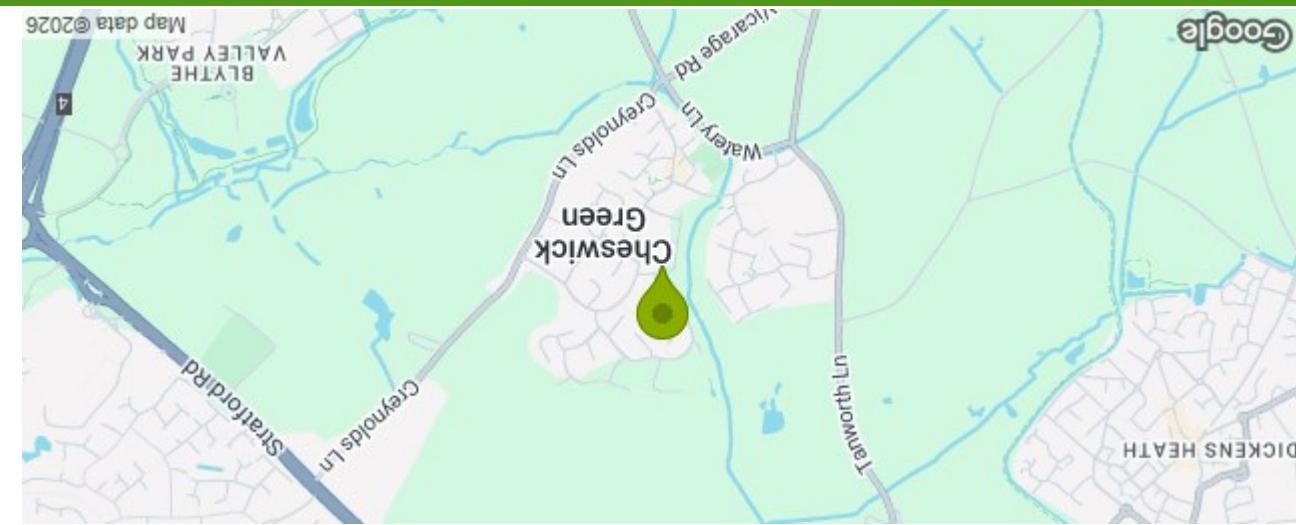
REAR GARDEN



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.



11 Willow Drive Cheswick Green Solihull B90 4HW



REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Communityaching, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new institutions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intermediaries, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to ask you to ask your distributor to stop dealing for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a professional offer accepted will be liable to pay a purchase administration fee of £500, plus VAT, for each late payment.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property is around 1000 Mbps. Data taken from checkerdownloadinguk.co.uk on 08/01/2024.

MOBILE: We understand that actual service availability at the property or speeds received may be different. Mobile speeds are limited to have/has limited coverage (data taken from checkerdownloadinguk.co.uk on 28/01/2026).

LEASE PROPS: Please note that actual services available may be different depending on the particular circumstances. Precise location and specific offers are available on the website www.leaseprops.com.

TENURE: We are advised that the property is Freehold.