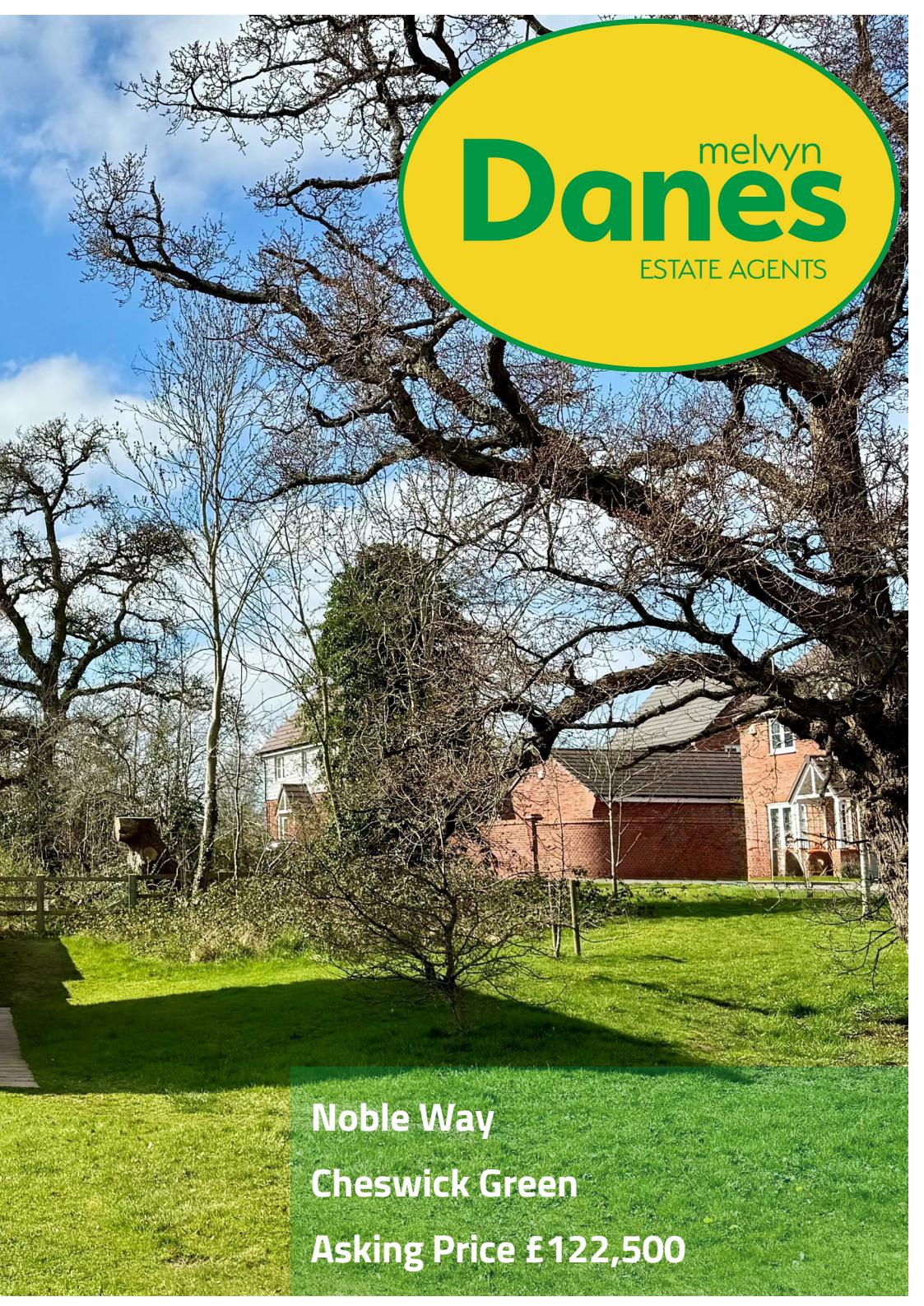




**melvyn  
Danes**  
ESTATE AGENTS



**Noble Way  
Cheswick Green  
Asking Price £122,500**

## Description

Noble Way is located on the recently constructed Bloor Homes 'Cheswick Place' development just off Tanworth Lane betwixt Shirley and Cheswick Green.

The development is ideally placed to retain a good level of convenience with the close proximity of Shirley and Solihull town centres, access to the motorways and access to both buses and the train stations at nearby Whitlocks End and Earlswood; yet also benefits from being close to open countryside providing a choice of areas of recreation.

This particular property is enviably located on the edge of the development with a really lovely aspect to the side and rear over gardens and open space which gives a real feel of greenery and space around the property.

The property offers deceptively spacious accommodation which really does need to be viewed to be appreciated and has the benefit of immediate driveway parking spaces to the fore, a ground floor WC, burglar alarm fitted and rear garden with additional independent side paved access which would allow the enlargement of the garden slightly if the new owners require. The property is also being sold with the benefit of no upward chain. The property is also available to purchase at 100%



## Accommodation

WELCOMING RECEPTION

HALLWAY

GUEST CLOAKS WC

LOUNGE DINER

14'10" x 14'8" (4.52m x 4.47m )



KITCHEN

10'0" x 8'8" (3.05m x 2.64m)

BEDROOM ONE

13'3" x 8'6" (4.04m x 2.59m)



BEDROOM TWO

14'10" x 7'5" (4.52m x 2.26m)

BEDROOM THREE

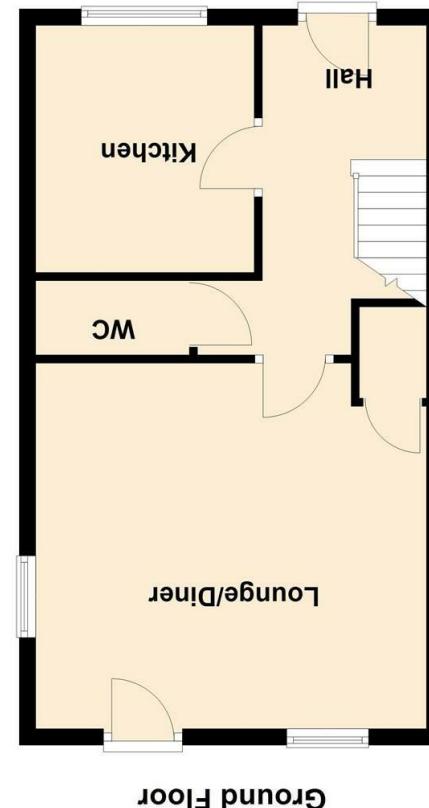
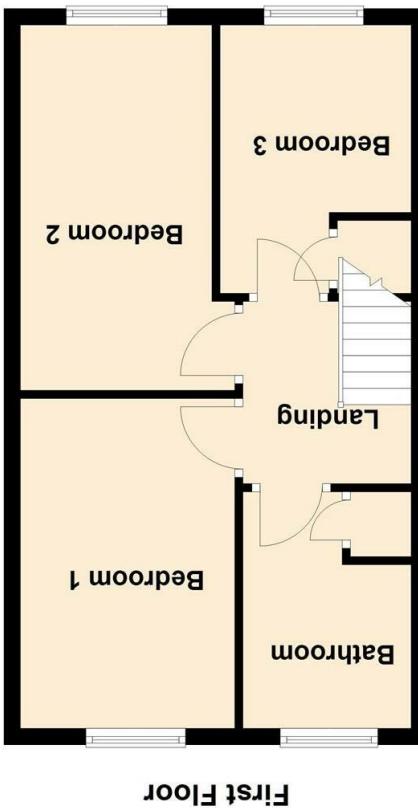
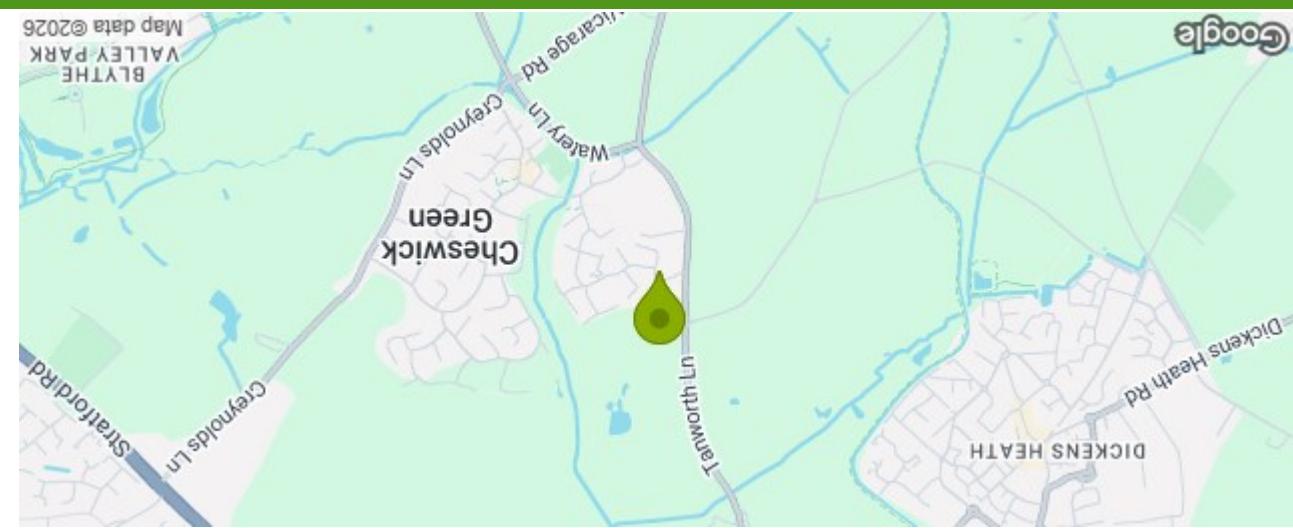
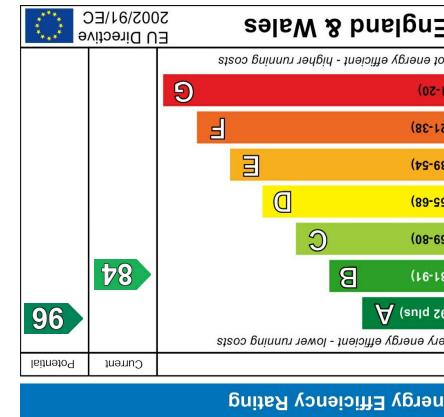
11'0" max x 7'10" max (3.35m max x  
2.39m max)

BATHROOM

REAR GARDEN

FRONT DRIVEWAY PARKING





**BROADBAND:** We understand that the standard broadband download speed at the property is around 5 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 post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/03/2025. Actual service availability at the property or speeds received may be different. The vendor also supplied the following information: MOBILE: We understand that the property is likely to have limited current mobile coverage connection. Current speeds are 250Mbps, and the top-end speeds they mention are possible. actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 Surveyor as appropriate.** The agent has not sought to verify the legal title 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 specific to these. The buyer must satisfy themselves as to the condition and working order of the property and services must obtain verification from their solicitor. Photographs are provided of the property and the buyers must obtain verification from their solicitor. The legal title of the property and the buyers must obtain verification from their solicitor. The buyer must satisfy themselves as to the condition and working order of the property and services must obtain verification from their solicitor.

**TENURE:** We are advised that the property is leasehold with approximately 12 years remaining. 35% share at £122,500. The current rent for the remaining 65% is £657.32 pcm and this includes building insurance.