



## Spinney Drive, Cheswick Green

Guide Price £375,000



## PROPERTY OVERVIEW

Nestled in the tranquil and highly desirable neighbourhood of Cheswick Green, this charming three-bedroom semi-detached property exudes warmth and comfort. Perfectly positioned on a quiet cul-de-sac, this residence offers a peaceful retreat from the hustle and bustle of daily life. Boasting a bright and spacious interior, the property welcomes you with a gracious entrance hallway that leads seamlessly to a modern kitchen equipped with fully integrated appliances and ample work surfaces, catering to all your culinary needs. The large living room serves as the heart of the home, connecting effortlessly to a generous conservatory that spans the length of the rear elevation, creating a seamless transition between indoor and outdoor living spaces. Upstairs, three well-appointed bedrooms await, including two generously sized doubles and a versatile single room ideal for a home office or nursery, all complemented by a family bathroom for added convenience.





Step outside, and you will discover a low-maintenance rear garden, providing a peaceful sanctuary to unwind and entertain friends and family. Whether enjoying a morning coffee or hosting a barbeque, the outdoor space offers a private setting to relax and enjoy the fresh air. The property further benefits from a driveway capable of accommodating two cars, leading to a single garage, ensuring ample parking space for residents and visitors alike. Embracing a harmonious blend of comfort and functionality, this residence presents an ideal opportunity to enjoy a serene lifestyle in a coveted location, surrounded by nature and modern conveniences. Don't miss the chance to make this delightful property your next home sweet home.

#### PROPERTY LOCATION



Cheswick Green is an established semi rural village located approximately 3 miles south west of Solihull town centre. It encompasses at the heart of the village a newsagent/convenience store/post office, a pharmacy, hairdressers, pub and Indian restaurant. The community is very well served for all ages with a village hall. Doctors surgery and Cheswick Green primary school. The village has excellent transport links with close proximity by car to the M42 and M40 motorways and the 52 bus service to Shirley and Solihull offering extensive amenities.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- Set On A Quiet Cul-De-Sac
- Bright & Spacious Throughout
- Modern Kitchen With Fitted Appliances
- Large Living Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Driveway & Single Garage

**PORCH**

7' 10" x 4' 5" (2.38m x 1.35m)

**HALLWAY**

11' 10" x 9' 7" (3.61m x 2.91m)

**LIVING ROOM**

15' 11" x 10' 11" (4.84m x 3.34m)

**KITCHEN**

6' 4" x 18' 11" (1.92m x 5.77m)

**CONSERVATORY**

18' 4" x 9' 2" (5.60m x 2.80m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 1" x 10' 5" (4.61m x 3.17m)

**BEDROOM TWO**

10' 10" x 11' 11" (3.29m x 3.62m)

**BEDROOM THREE**

6' 8" x 11' 11" (2.03m x 3.63m)

**BATHROOM**

8' 9" x 6' 7" (2.67m x 2.00m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 121.9 sq.m. = 1312 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **LOW MAINTENANCE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Neff oven, hob and extractor, fridge and freezer, all carpets, blinds and light fittings, some curtains, fitted wardrobes in bedroom one, air-conditioning system in conservatory, garden shed.

### **ADDITIONAL INFORMATION**

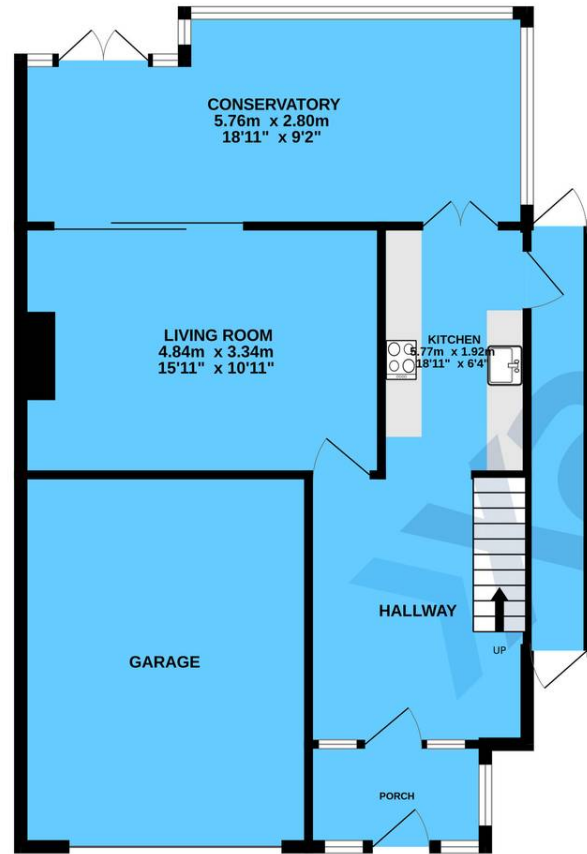
Services - Mains gas, electricity and water on a meter.  
Loft - Boarded with ladder and lighting. Broadband - Virgin Media.

### **MONEY LAUNDERING REGULATIONS**

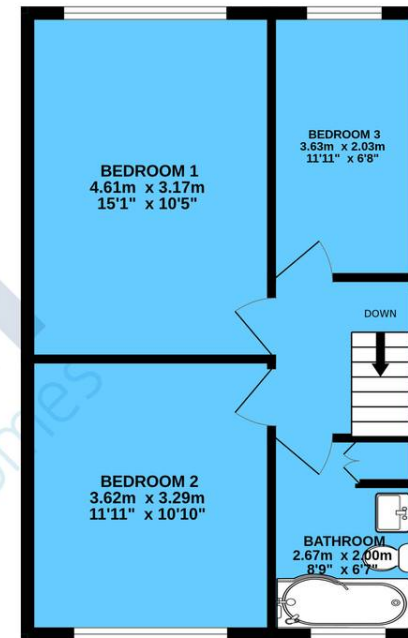
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 121.9 sq.m. (1312 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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