



Badger Close, Cheswick Green

Guide Price £350,000





PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac, just a stone's throw away from local conveniences and schools, stands this splendid three-bedroom end terrace house. Meticulously refurbished and reimagined to an exceptional standard, this property exudes modern elegance at every turn.

As you step through the entrance porch, you're greeted by the inviting ground floor – a seamless blend of kitchen, living, and dining areas. The space has undergone a thoughtful redesign, with partitions removed to create a luminous, expansive layout. Sleek modern units, integrated appliances, and a captivating glass fireplace adorn the area, creating an ambience of sophistication. Adding a touch of indoor-outdoor living, double doors lead out to a charming patio seating area, ideal for al fresco dining or tranquil relaxation. Convenience is key, with a guest cloakroom and a handy storage cupboard on the same level.



Ascend the stairs to discover three bedrooms on the upper floor. Two generously sized doubles offer ample room to unwind, while a versatile single bedroom showcases adaptability to suit various needs. All three bedrooms are served by a well-appointed family bathroom, ensuring comfort and privacy for residents and guests alike.



Outside, the property boasts a private rear garden featuring a sizeable patio seating area - perfect for enjoying the fresh air and embracing outdoor living.

In summary, this tastefully upgraded end terrace house presents an opportunity to embrace refined living in a tranquil neighbourhood. Impeccably designed and thoughtfully outfitted, this property offers a welcoming sanctuary to call 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, Doctor's 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 End Terrace Property
- Set On A Quiet Cul-De-Sac
- Beautifully Refurbished & Remodelled
- Three Generously Sized Bedrooms
- Open Plan Kitchen / Living / Dining Room
- Family Bathroom
- Lawn Rear Garden With Large Patio
- Short Distance To All Local Amenities & Schools



ENTRANCE PORCH

WC

KITCHEN / LIVING / DINING ROOM

26' 8" x 15' 9" (8.14m x 4.79m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 0" x 9' 10" (4.57m x 3.00m)

BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m)

BEDROOM THREE

9' 11" x 6' 11" (3.01m x 2.10m)

BATHROOM

6' 4" x 6' 0" (1.93m x 1.82m)

TOTAL SQUARE FOOTAGE

78.0 sq.m (840 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

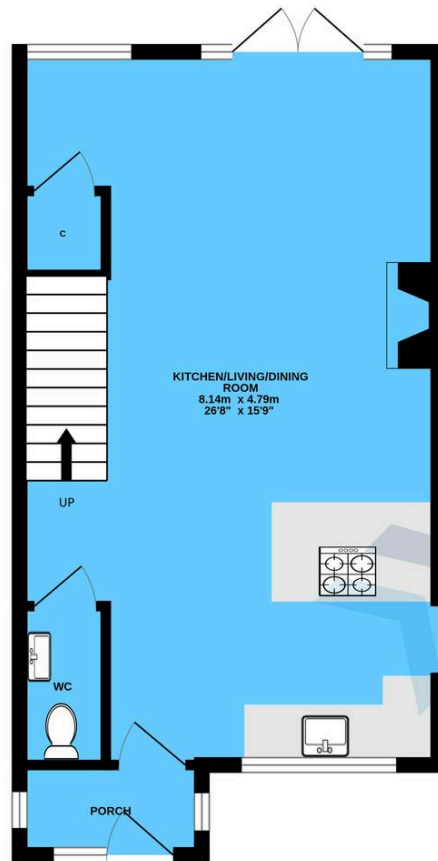
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

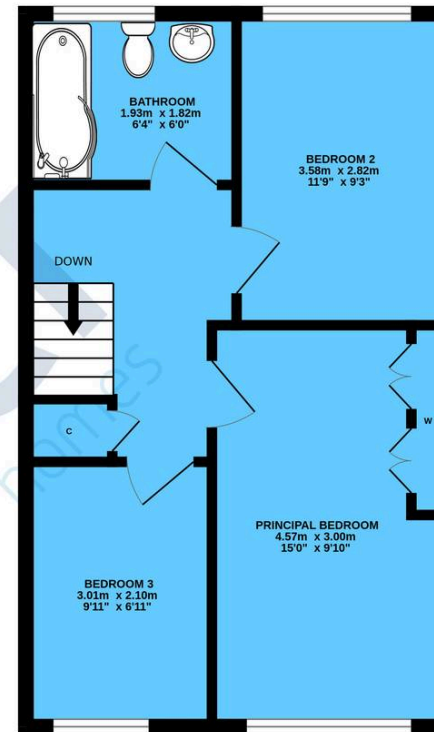
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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