



Noble Way, Cheswick Green

Guide Price £450,000





PROPERTY OVERVIEW

Situated on a tranquil road, this immaculate three-bedroom detached home presents an ideal blend of comfort and style. Upon entry through a welcoming hallway complete with a convenient guest cloakroom, residents are greeted by a spacious living room that boasts an abundance of natural light, creating a warm and inviting atmosphere. The heart of the home lies in the open plan kitchen/diner, featuring contemporary work surfaces and integrated appliances, perfect for culinary enthusiasts and entertainers alike. A practical utility area adds to the convenience of daily living. Ascending the stairs, three generously sized bedrooms await, providing ample space for relaxation and rest. The principal bedroom is a sanctuary in itself with fitted wardrobes for storage and a luxurious en-suite bathroom offering a touch of indulgence. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents and guests. Beyond the interiors, this property extends its allure outdoors to a charming rear garden, ideal for soaking up the fresh air in a serene setting. A patio seating area adds a touch of outdoor entertaining space, perfect for al fresco dining or simply enjoying a moment of relaxation. Alongside the garden, a driveway and single garage provide ample parking options for residents and visitors.



In summary, this well-appointed home offers a harmonious combination of modern convenience and elegant design, creating a welcoming sanctuary for its next fortunate inhabitants. With spacious interiors bathed in natural light and outdoor spaces perfect for unwinding and entertaining, this property is a true gem waiting to be discovered. A rare find in a peaceful location, this residence is sure to capture the hearts of those seeking a comfortable and stylish living environment.

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: E

Tenure: Freehold



- Three Bedroom Detached Home
- Immaculately Presented Throughout
- Set On A Quiet & Sought After Road
- Spacious Living Room
- Open Plan Kitchen / Diner With Utility
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Delightful Rear Garden
- Driveway & Single Garage



HALLWAY

WC

LIVING ROOM

16' 6" x 10' 10" (5.03m x 3.30m)

KITCHEN/DINER

14' 4" x 11' 7" (4.37m x 3.53m)

UTILITY

FIRST FLOOR

PRINCIPAL BEDROOM

9' 3" x 9' 0" (2.82m x 2.74m)

ENSUITE

7' 11" x 4' 1" (2.41m x 1.24m)

BEDROOM TWO

9' 11" x 9' 8" (3.02m x 2.95m)

BEDROOM THREE

9' 7" x 7' 7" (2.92m x 2.31m)

BATHROOM

7' 7" x 5' 7" (2.31m x 1.70m)

TOTAL SQUARE FOOTAGE

90.0 sq.m (969 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

CHARMING REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, some carpets and blinds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

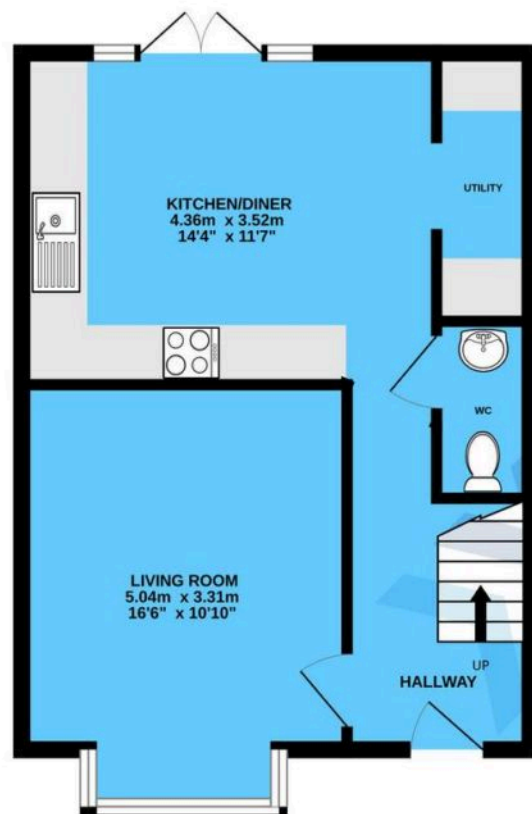
Services - water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

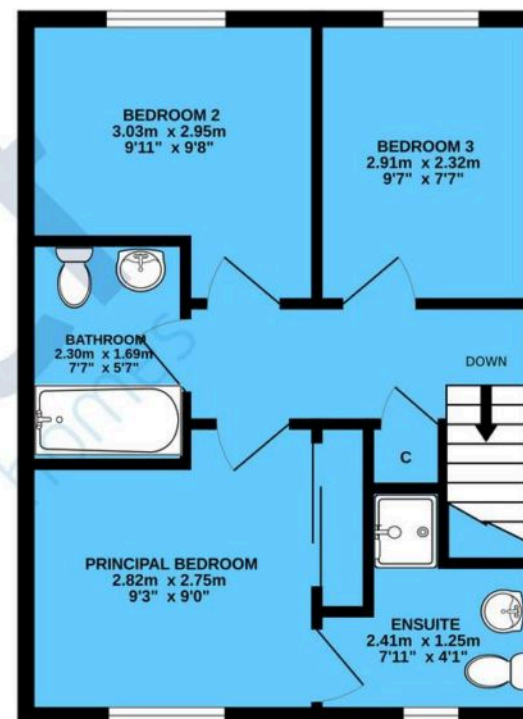
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 90.0 sq.m. (969 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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