



LEESE DRIVE, CHESWICK GREEN B90 4LQ

Fixed Price £110,000

Hawkins & Patterson
ESTATE AGENTS

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LEESE DRIVE, CHESWICK GREEN B90 4LQ

40% Shared Ownership. Well presented modern first home in lovely order. Popular quiet location. A warm and economical home with open plan living room and manageable garden outside. Easy to live in space at great value.

Cheswick Green is an established semi rural village located approximately 3 miles south west of Solihull town centre. Within the village there is a newsagent/ convenience store/ post office, a pharmacy, hairdressers, pub and popular Indian restaurant. The community is very well served for all ages with a village hall, Doctors surgery and Cheswick Green primary school. There are excellent transport links with easy access to the M42 and M40 motorways and the bus service to Shirley and Solihull offering extensive amenities including Parkgate and Touchwood shopping centre. Earlswood is moments away offering beautiful walks around Earlswood Lakes and the very popular 'Red Lion' and 'Bullshead' country pubs.

This beautifully presented modern home was built by Bloor Homes just under seven years ago and stands back from the road behind double parking spaces with a paved path, pebbled shrubbery beds and canopy porch with a double glazed door leading to;

APPROACH

Two designated parking spaces outside. Storm canopy. Front door with glazed insert opens into,

RECEPTION HALL

With direct flight staircase.

GUESTS WC

Dual flush unit & wash basin.





LIVING ROOM

Double glazed window & door out to the garden. Large undstairs store cupboard.

KITCHEN

Fully fitted range of units in white under contrasting wood butchers block laminate worktops. Inset sink & drainer below the front window, Four ring gas hob with stainless steels splashback & matching illuminated cooker hood above. Oven & grill. Recess with plumbing for a washing machine plus space for a free standing fridge/freezer. Range of wall cupboards.

BEDROOM ONE (front)

With two windows. Large over stair store cupboard.

BEDROOM TWO (rear)

A second generous bedroom

BATHROOM

With a suite in white providing bath with shower over and glass shower screen. Dual flush WC & wash basin. Airing cupboard housing gas fired combination boiler.

GARDEN

Patio & side footpath to rear gate.

PARKING

As previously mentioned.





Council Tax Band D

EPC Band B

Shared Ownership is a fantastic opportunity for those of you who want to get a foot on the property ladder but can't afford to buy a home on the open market value. The property is being sold with a 40% share of the property with the option to buy more shares at a time that's right for you. You will pay a monthly rent for the share Bromford own which is currently £462.08 per month.

Rent charges £462.08

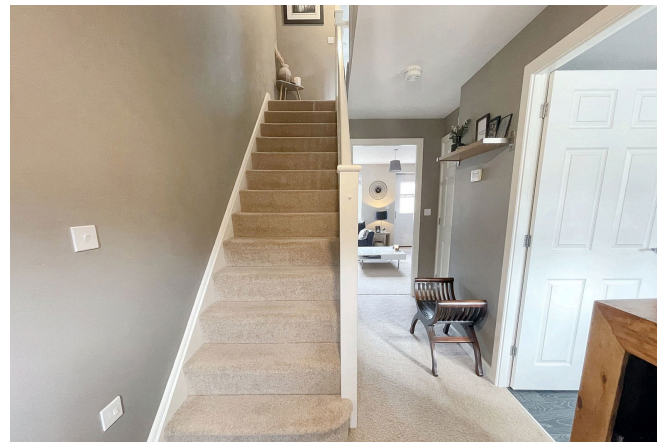
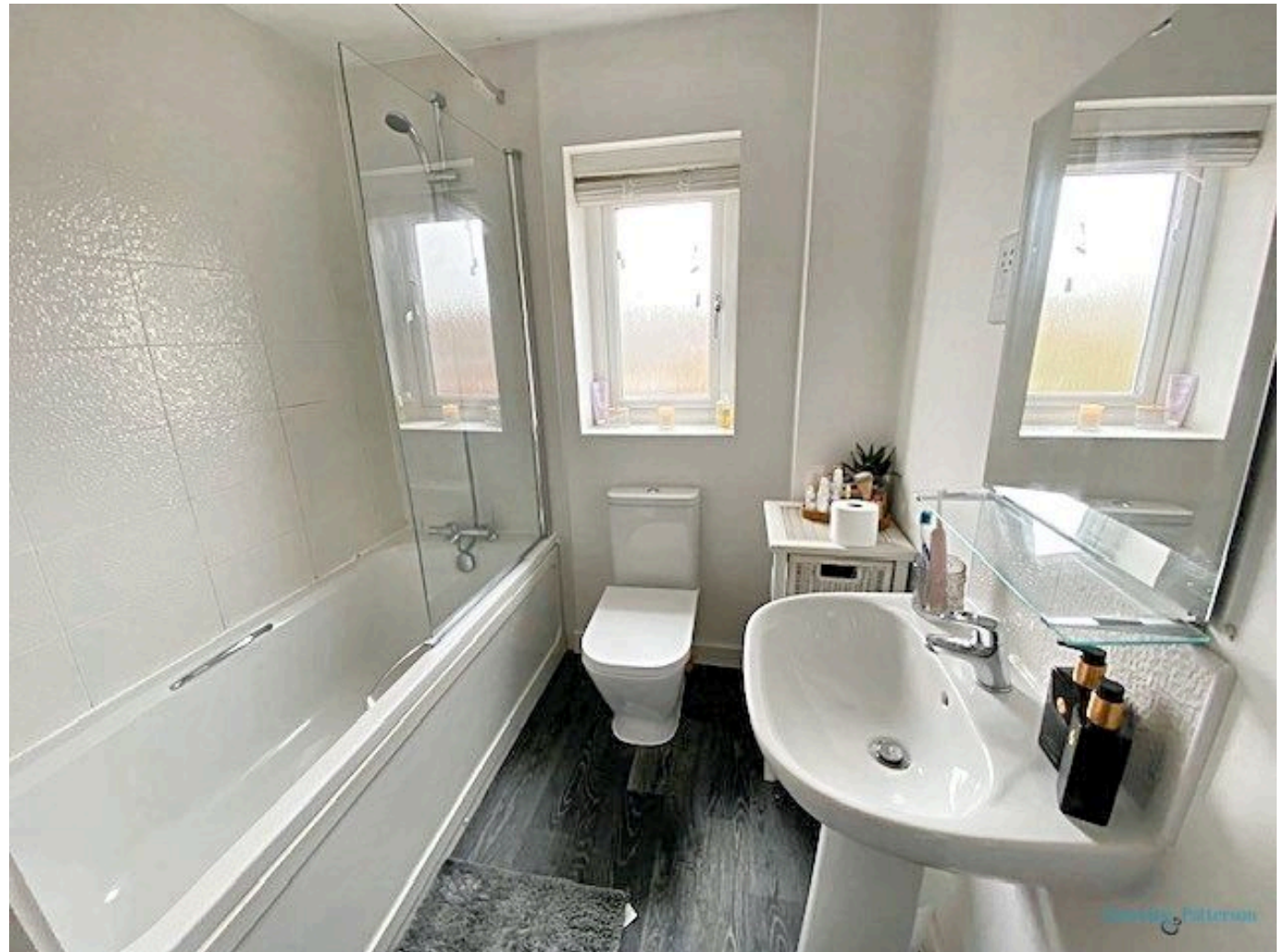
Service charges £0.00

Building Insurance £14.98

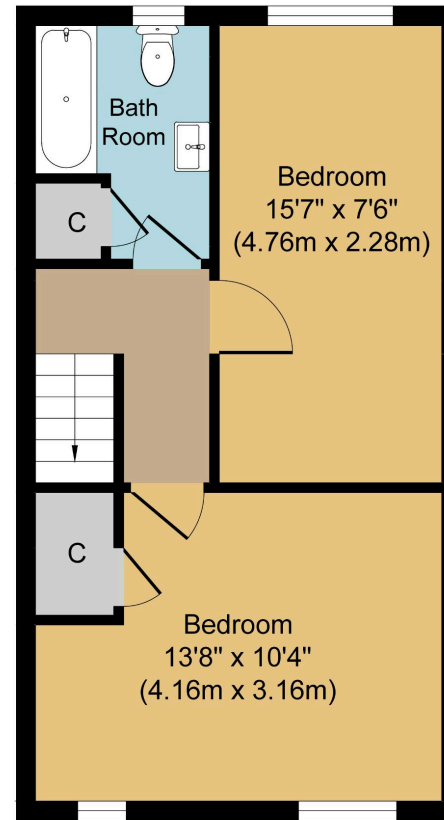
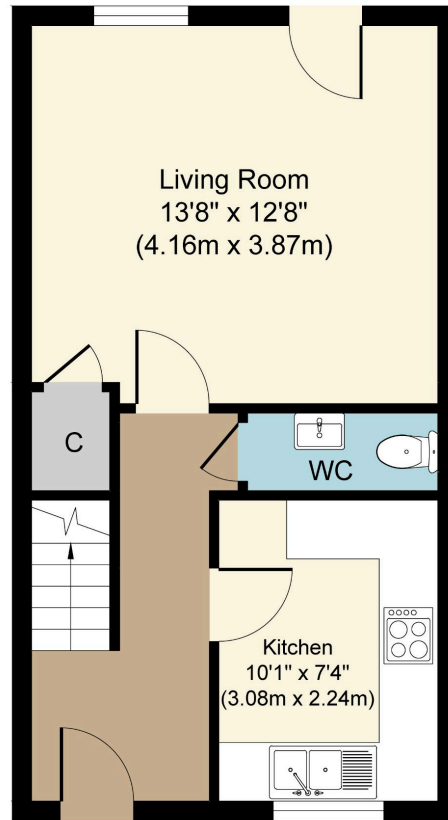
Management fee £0.00

Reserves fund £0.00

Lease term remaining. 120 years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



Ground Floor
Approximate Floor Area
355 sq. ft
(33.03 sq. m)

First Floor
Approximate Floor Area
355 sq. ft
(33.03 sq. m)

Approx. Gross Internal Floor Area 710 sq. ft. (66.06 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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