



**Kingfisher Way**

SOLIHULL

**Offers Over  
£450,000**



# 4 Bedroom Detached House

## Features.

- FOUR BEDROOMS
- MAIN BATHROOM, EN SUITE AND DOWNSTAIRS WC
- LOUNGE WITH BAY WINDOW
- GOOD SIZED KITCHEN/DINER AND UTILITY ROOM
- SOUTH/WEST FACING REAR GARDEN
- DRIVEWAY WITH ELECTRIC CAR CHARGING POINT AND DETACHED GARAGE
- NHBC WARRANTY REMAINING (APPROX. 6 YEARS)
- SOUGHT AFTER LOCATION

## Description.

A modern and beautifully presented four bedroom detached house, offered with NHBC warranty remaining, spacious kitchen/diner, detached garage and electric car charging point, built by Bloor Homes situated on a quiet cul-de-sac, within a popular development in Cheswick Green, Solihull.

The accommodation in brief, features:- Driveway with Electric Car Charing Point and Detached Garage with Power, Hallway with Storage Cupboard, Living Room with Feature Bay Window, Kitchen/Diner with Integrated Oven, Microwave/Oven, Fridge/Freezer and Dishwasher plus French Doors to Rear Garden, Utility Room with Side Access, Downstairs WC, Stairs to First Floor Landing, Master Bedroom with In Built Wardrobes and En Suite Shower Room, Double Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom with Shower Over Bath.

Outside the property enjoys a pleasant, south/westerly facing garden mainly laid to lawn with initial paved patio area, planter beds and access gate to fenced boundaries.

Kingfisher Way is conveniently located for country walks through country settings and the canal. Cheswick Green



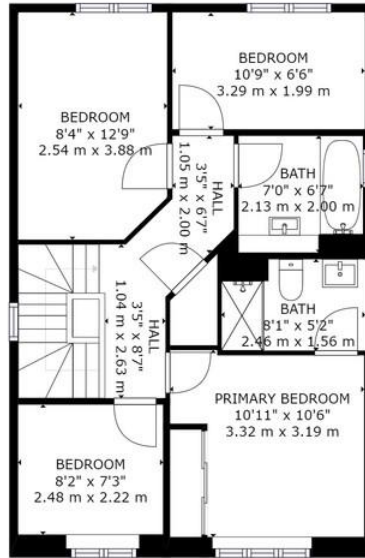
was originally developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to it's original design brief from the outset. It benefits from its own small parade of shops, doctors surgery, community centre, children's play area, village pub and central village green. As with all villages, there is a community nursery, junior and infant school. Local bus services act as a school service for children going to the senior schooling in Solihull, for which we are advised that Alderbrook is the catchment school for this area. Education facilities are subject to confirmation from the Education Department. There is easy access by road via the A34 Stratford Road to the M42 motorway, and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Please read the following: 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 a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 574 sq. ft, 53 m<sup>2</sup>, FLOOR 2: 579 sq. ft, 54 m<sup>2</sup>  
 TOTAL: 1152 sq. ft, 107 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: A

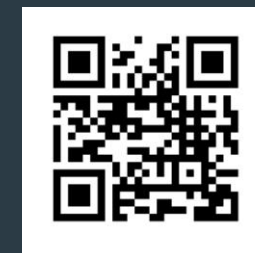
COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



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