

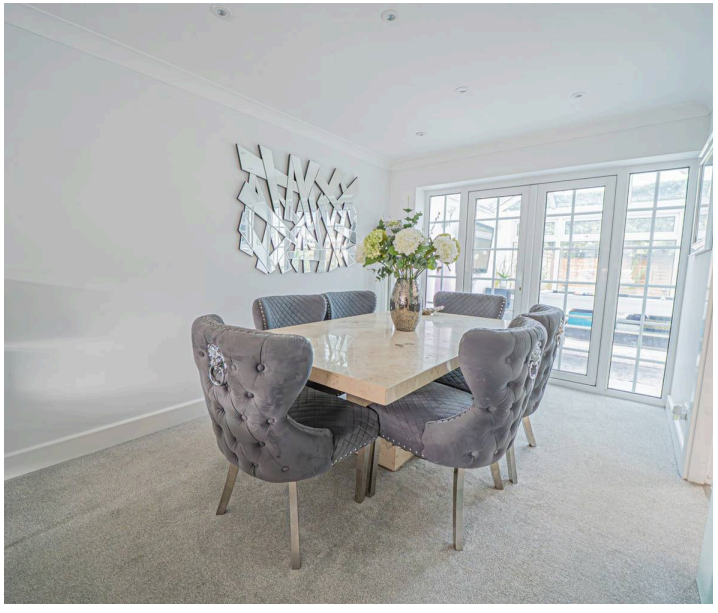
Osbourne Croft, Cheswick Green

Guide Price £475,000

xact HOMES







PROPERTY OVERVIEW

This beautifully presented four bedroom semi-detached family home is set on a quiet road close to all local amenities and has been thoughtfully extended and remodelled to create a truly versatile living space. Upon entering, you are welcomed by a spacious entrance hallway that leads through to an excellent open plan living and dining room, ideal for both family life and entertaining guests. The heart of the home is the large breakfast kitchen with underfloor heating, seamlessly connected to a bright and airy conservatory with an underfloor cellar pod, making it the perfect setting for hosting large gatherings or enjoying every-day meals. The former garage has been expertly converted into a generous fourth bedroom with its own modern en-suite, offering flexible accommodation for guests, older children, or even as a home office.

Upstairs, you will find three generously sized bedrooms. The principal bedroom boasts a substantial walk-in dressing area with light tunnel and a sleek en-suite shower room, providing a luxurious retreat. The second bedroom with vaulted ceiling, Velux windows as part of the extension, is a large dual aspect room that is bathed in natural light throughout the day. The remaining bedroom is well-proportioned and served by a contemporary family bathroom with integrated TV, ensuring comfort for all residents.







This property further benefits from a wide driveway providing ample parking for multiple vehicles, as well as a large garden room (offering additional storage or workspace as required). With its flexible layout, high quality finishes, and thoughtful design, this impressive home is perfectly suited to modern family living and must be viewed to be fully appreciated.

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: D

Tenure: Freehold

- Four Bedroom Semi-Detached Family Home
- Thoughtfully Extended & Remodeled Creating A Versatile Living Space
- Large Living / Dining Room
- Spacious Breakfast Kitchen With Conservatory
- Abundance Of Natural Light Throughout
- Garage Conversion Into A Versatile Fourth Bedroom With En-Suite
- Family Bathroom & Two En-Suites
- Set On A Quiet Cul-De-Sac
- Private Rear Garden & Wide Driveway
- Garden Room With Lights & Sockets, Partially Boarded Loft & Integrated Ladder & EV Charger



ENTRANCE HALLWAY

LIVING/DINING ROOM
LIVING AREA
11' 9" x 14' 4" (3.58m x 4.37m)

DINING AREA
8' 11" x 10' 10" (2.72m x 3.30m)

BREAKFAST KITCHEN
16' 5" x 12' 2" (5.01m x 3.72m)

CONSERVATORY
15' 3" x 8' 10" (4.66m x 2.69m)

BEDROOM FOUR
7' 1" x 10' 10" (2.17m x 3.29m)

ENSUITE
7' 2" x 4' 2" (2.18m x 1.27m)

FIRST FLOOR

PRINCIPAL BEDROOM
9' 9" x 13' 5" (2.98m x 4.08m)

DRESSING AREA
6' 9" x 7' 7" (2.06m x 2.32m)

ENSUITE
7' 3" x 5' 2" (2.20m x 1.57m)



BEDROOM TWO
7' 6" x 24' 10" (2.29m x 7.57m)

BEDROOM THREE
9' 1" x 11' 3" (2.77m x 3.43m)

BATHROOM
8' 3" x 5' 5" (2.51m x 1.64m)

TOTAL SQUARE FOOTAGE
138.0 sq.m (1490 sq.ft) approx.

OUTSIDE THE PROPERTY

WIDE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE
Neff integrated oven, integrated hob, extractor, Neff microwave, fridge/freezer, dishwasher, underfloor heating, timber garden room, all carpets, curtains, blinds and light fitting and car charging point (fitted 2023).

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

DISCLAIMER

The vendor of the property is related to an employee of Xact Homes

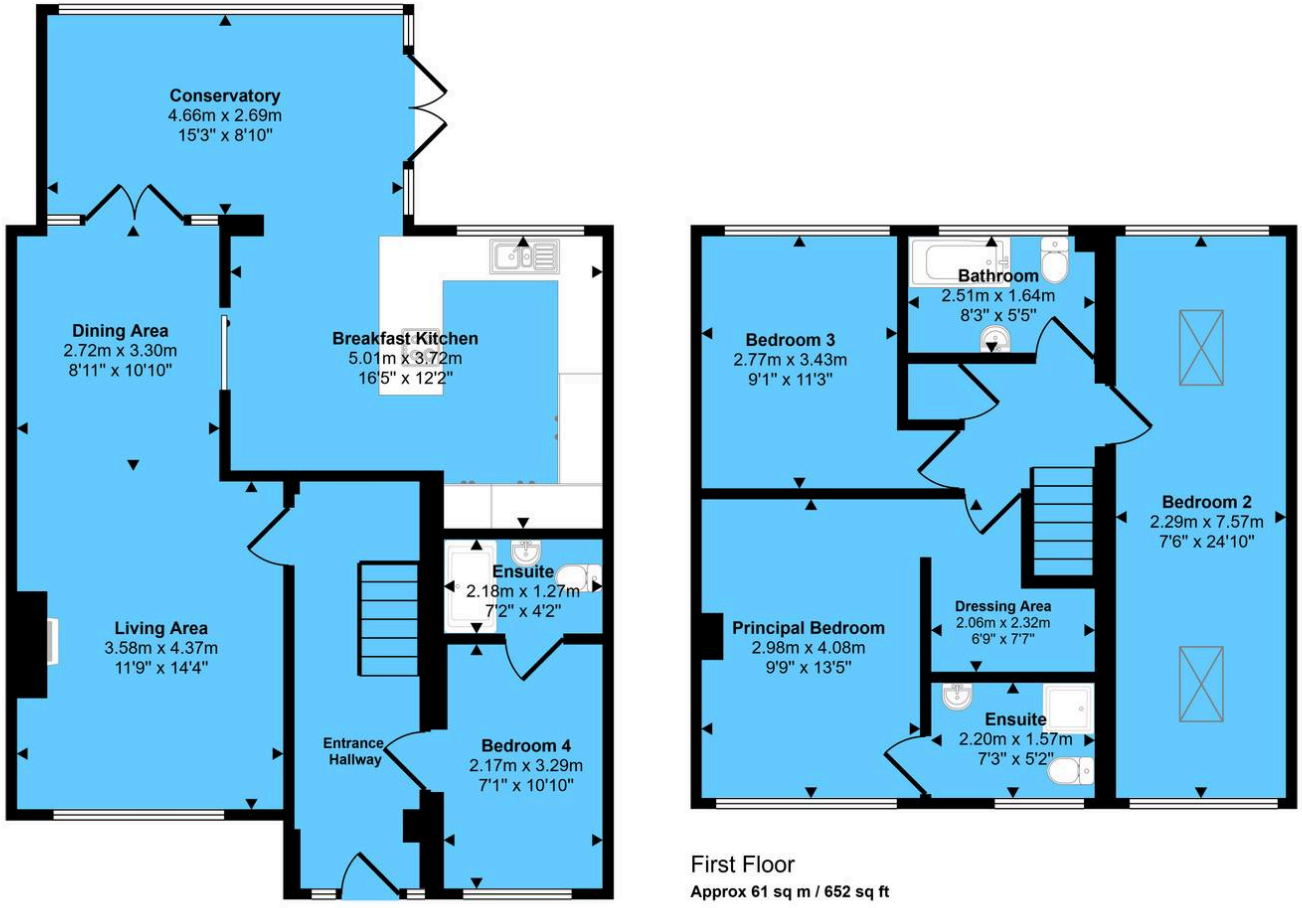








Approx Gross Internal Area
138 sq m / 1490 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

First Floor
Approx 61 sq m / 652 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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