

AP MORGAN



Leese Drive, Cheswick Green, Solihull
Asking Price £315,000

Features:

- Immaculately Presented Two-Bedroom Semi-Detached Home
- Beautiful and Serene Residential Setting
- EV Charger & CCTV Camera System
- Modern Fitted Kitchen/Diner with French Doors to the Garden
- Separate Utility Area and Ground Floor WC
- Principal Bedroom with Ensuite Shower Room
- Landscaped Rear Garden with Entertaining Area
- Access to Local Amenities, Transport Links & Sought-After Solihull Schools

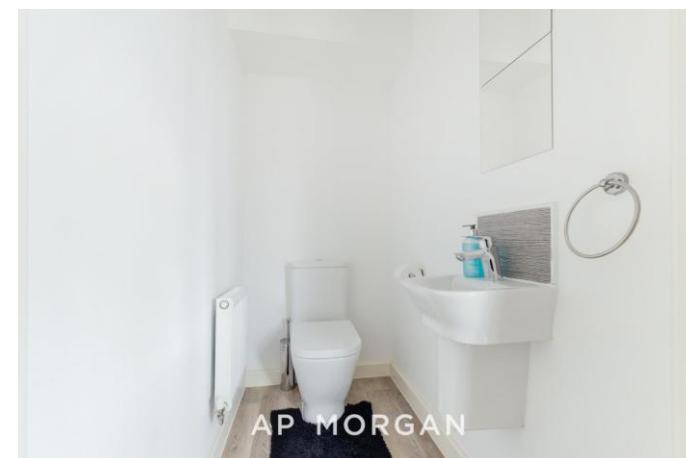
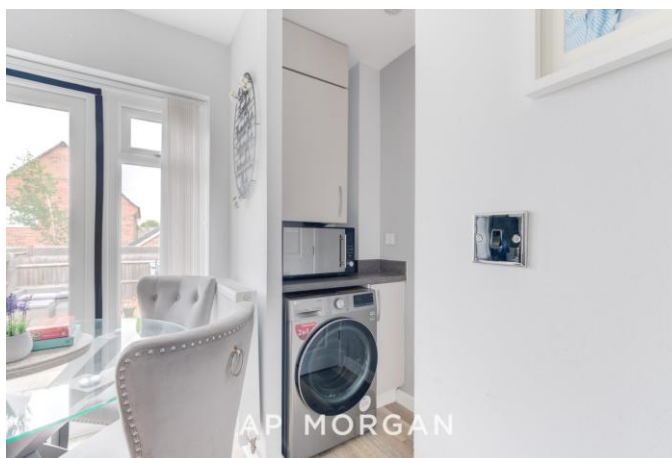
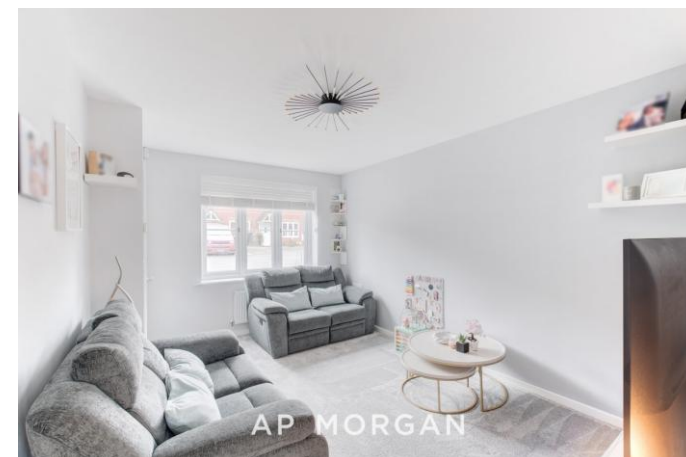
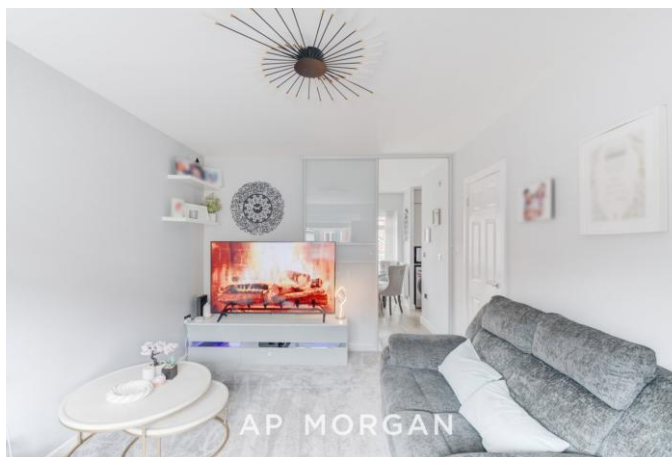
Description:

Situated in a beautiful and peaceful setting, this immaculately presented two-bedroom semi-detached home offers stylish and well-planned accommodation throughout. Perfect for first-time buyers, professional couples or those looking to downsize, the property benefits from a spacious living room, a modern fitted kitchen/diner, separate utility area and two generous bedrooms, all complemented by a beautifully maintained rear garden.

The property is approached via a private driveway providing off-road parking and leading to the front entrance. Once inside, the accommodation briefly comprises a welcoming entrance hall, spacious living room, useful under-stairs storage cupboard, guest WC, separate utility area and a modern fitted kitchen/diner with ample space for both dining and entertaining, together with French doors opening onto the rear garden.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom and additional storage cupboard. Additionally, the loft is boarded with a drop-down ladder.

Moving outside, the property enjoys a beautifully landscaped rear garden featuring an attractive entertaining area, ideal for outdoor dining and relaxing. Additionally, there is an EV charging point together with a professionally installed HIKVISION security system featuring two HD CCTV cameras and an Enforcer alarm.



Conveniently positioned close to local shops, amenities, eateries and highly regarded Solihull catchment schools, the property also enjoys excellent transport links for commuters.

The combination of its tranquil setting, modern presentation and convenient location makes this an excellent home ready to move straight into.

Details:

Hall

Living Room 14'6" x 10'4" (4.42m x 3.15m) Both Max

Kitchen/Diner 9'10" x 10'4" (3m x 3.15m)

Utility Area 3'3" x 5'4" (1m x 1.63m)

Downstairs WC 3'3" x 5'6" (1m x 1.68m)

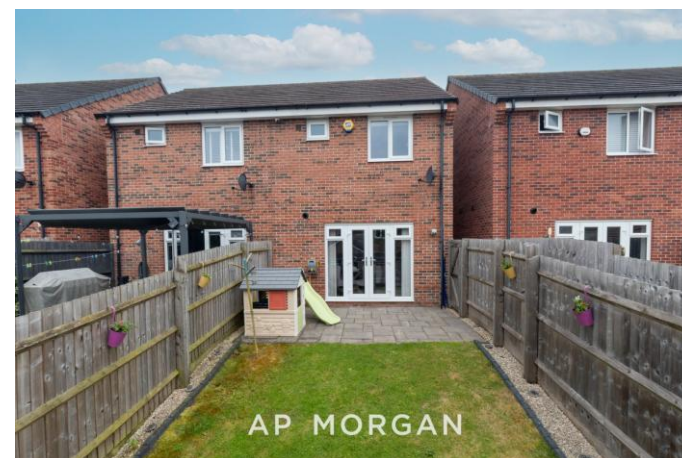
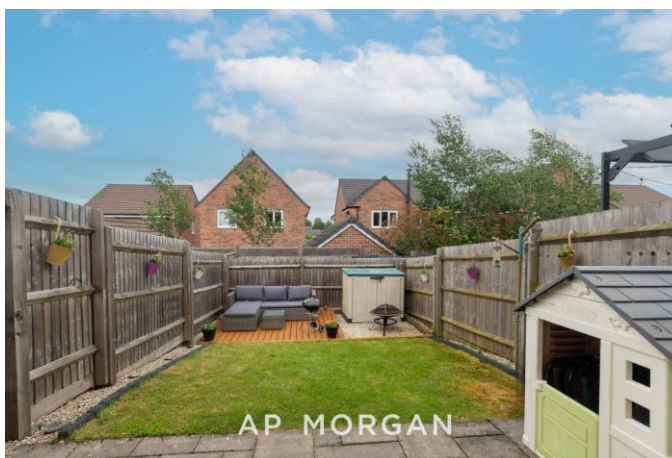
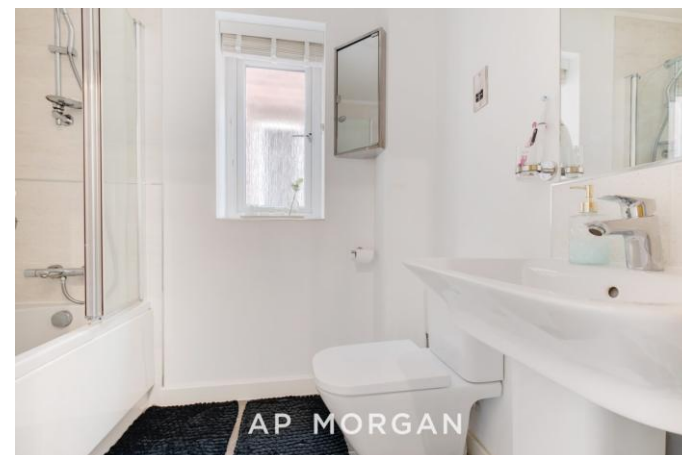
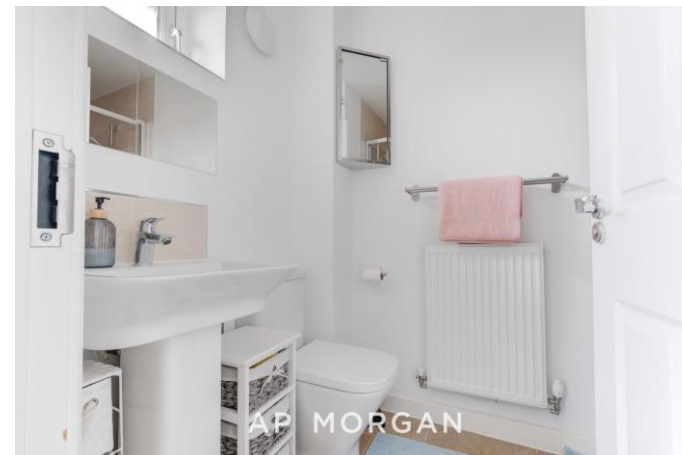
Landing

Principal Bedroom 10' x 9' (3.05m x 2.74m) Both Max

Ensuite 9'8" x 4'7" (2.95m x 1.4m) Both Max

Bedroom 2 13'11" x 8' (4.24m x 2.44m) Both Max

Bathroom 7'1" x 5'10" (2.16m x 1.78m)



EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

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Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

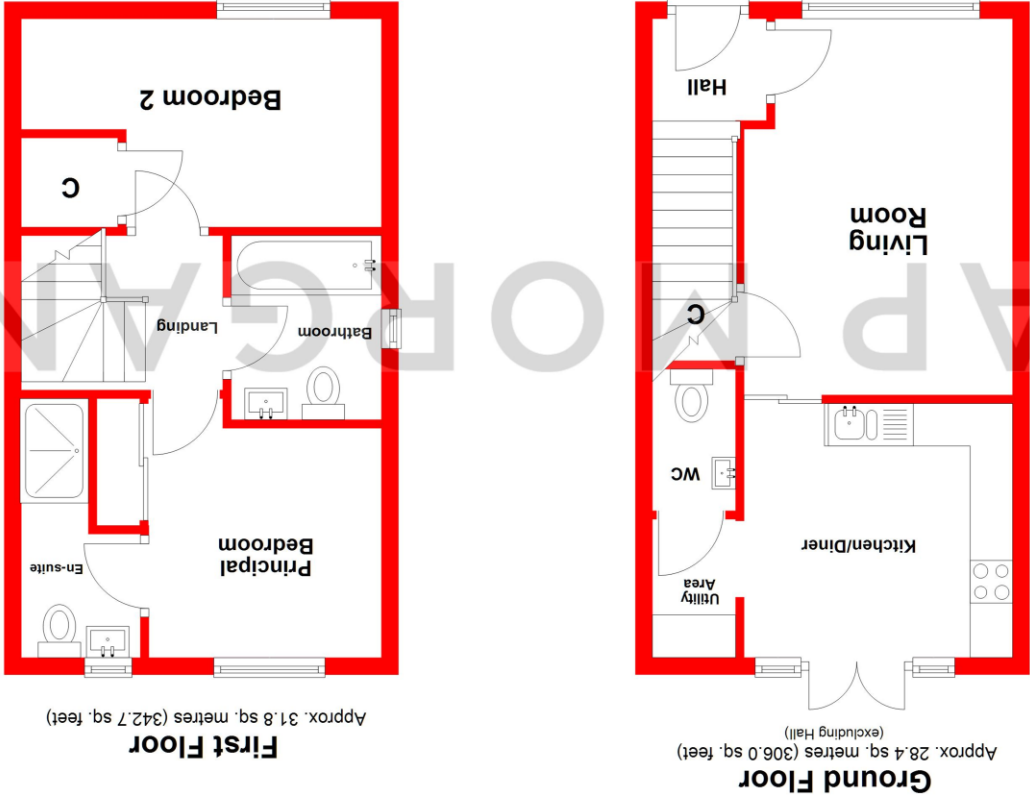
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Plan produced using PlanUp.

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