

# Horton & Senate



4 Kingfisher Way, Cheswick Green, Solihull, B90 4LW

£374,950

- Modern
- Lounge
- Family Bathroom
- Must View
- Three Bedroom Semi Detached House
- WC
- Home Office in Garden
- Kitchen
- Off Road Parking
- Immaculate Condition

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# 4 Kingfisher Way, Solihull B90 4LW

Located within the sought after development of Cheswick Place. A three bedroom end terraced home that is perfect for families offers generous amounts of natural light throughout, a private rear garden and parking.

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Council Tax Band:



Located within the sought after development of Cheswick Place. A three bedroom semi detached home that is perfect for families offers generous amounts of natural light throughout, a private rear garden and parking.

#### Approach

Approached via the driveway with parking for two cars

#### Lounge

A bright lounge offering an abundance of light with a double glazed window and a door to the rear elevation and gas central heating radiator.

#### Kitchen

Modern kitchen with wall and base units with work surfaces over. Integrated appliances including hob, oven with extractor fan over with space for dishwasher and fridge/freezer.

#### Guest WC

#### First Floor

##### Bedroom One

Double glazed window to rear elevation with gas central heating radiator and space for wardrobes.

##### Bedroom Two

Double glazed window to the front elevation and gas central heating radiator.

##### Bathroom

Double glazed window, bath with shower and mixer taps over, w/c with wash hand basin, heated towel rail and airing cupboard.

##### Bedroom Three

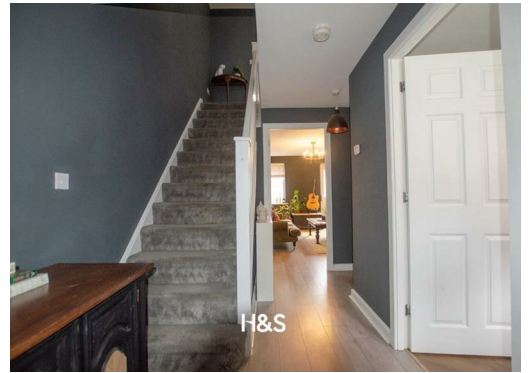
Double glazed window, storage cupboard and gas central heating radiator.

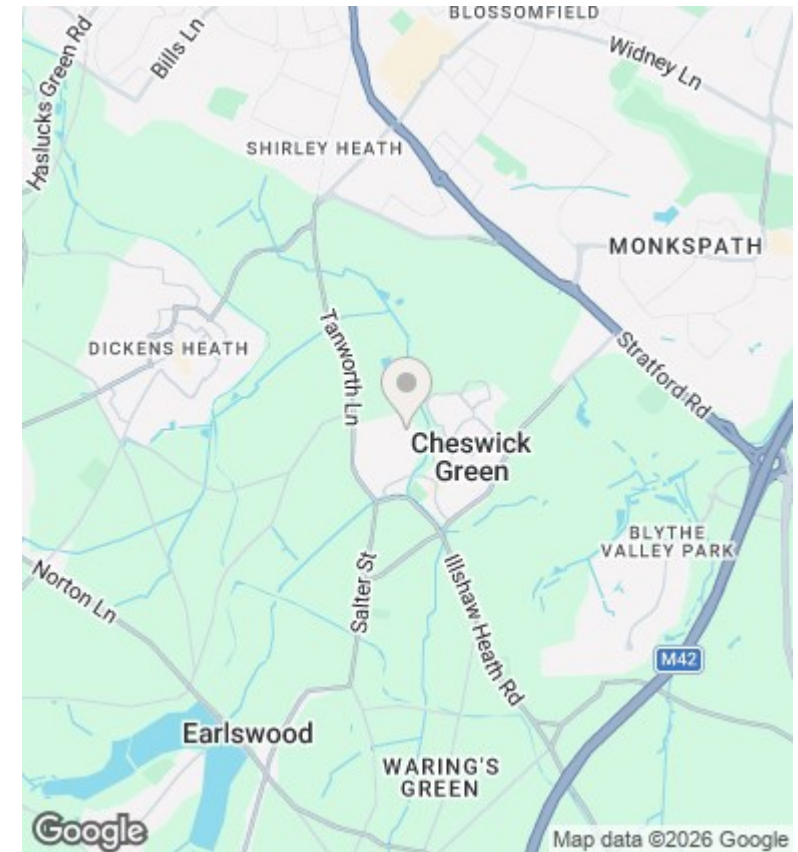
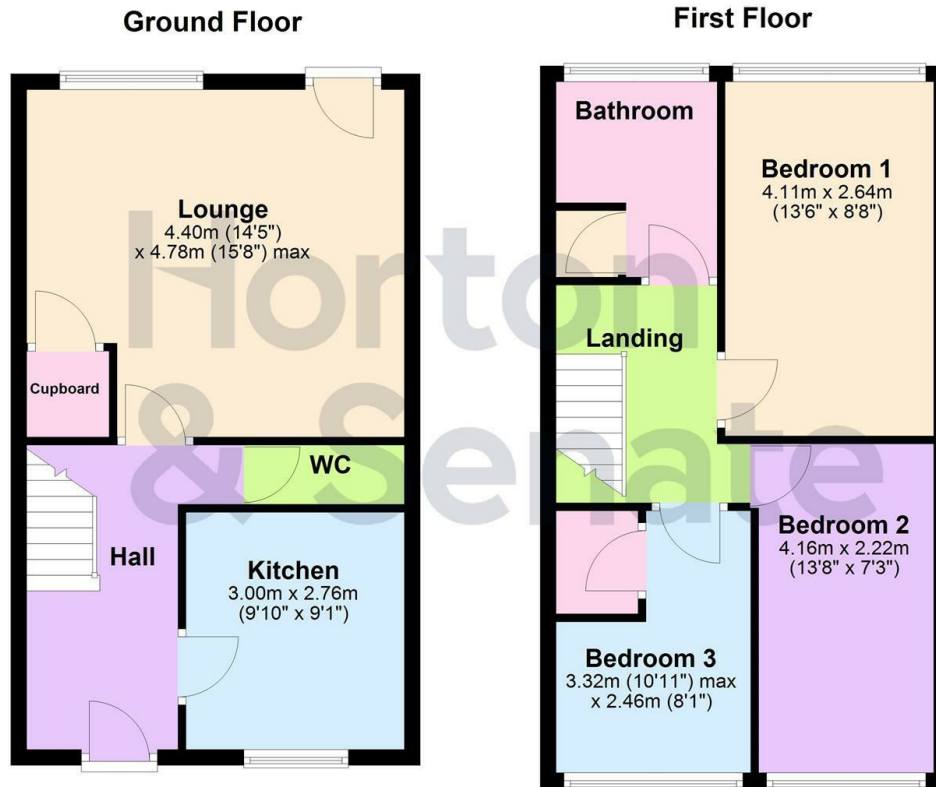
#### Outside

##### Rear Garden

The private rear garden has a slabbed patio area ideal for entertaining, a path leading to a side gate providing access to the front of the property and a summer house to the rear equipped with electrics and would make an ideal home office.







### Directions

### Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

### Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	