



melvyn  
**Danes**  
ESTATE AGENTS

**Badger Close  
Cheswick Green  
Offers Around £289,950**

## Description

Badger Close is a small cul-de-sac of similarly styled properties situated on the fringe of the popular village of Cheswick Green which was developed in the 1970's as a self contained 'modern village' in the countryside, and it has lived up to its 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.

The main shopping area in nearby Shirley has an excellent array of shops, business premises, restaurants and hostelrys coupled with central Solihull which boasts the modern and vibrant Touchwood Development and the traditional high street.

An ideal location therefore for this modern larger style town house which has been altered by the current owners to provide versatile living accommodation with four bedrooms and a study downstairs. The property is also being sold with no upward chain.



**Accommodation**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**KITCHEN**

9'10" x 9'1" (3.00m x 2.77m)

**LOUNGE**

16'5" x 12'8" max (10'1" min) (5.00m x 3.86m max (3.07m min))

**STUDY**

8'7" max x 5'5" max (2.62m max x 1.65m max)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'0" x 10'8" max (7'2" min) (3.35m x 3.25m max (2.18m min))

**BEDROOM TWO**

11'1" x 10'0" (3.38m x 3.05m)

**BEDROOM THREE**

10'0" x 8'3" (3.05m x 2.51m)

**BEDROOM FOUR**

8'5" x 6'3" + door recess (2.57m x 1.91m + door recess)

**FAMILY BATHROOM**

**OUTSIDE**

**REAR GARDEN**

**GARAGE EN BLOC**

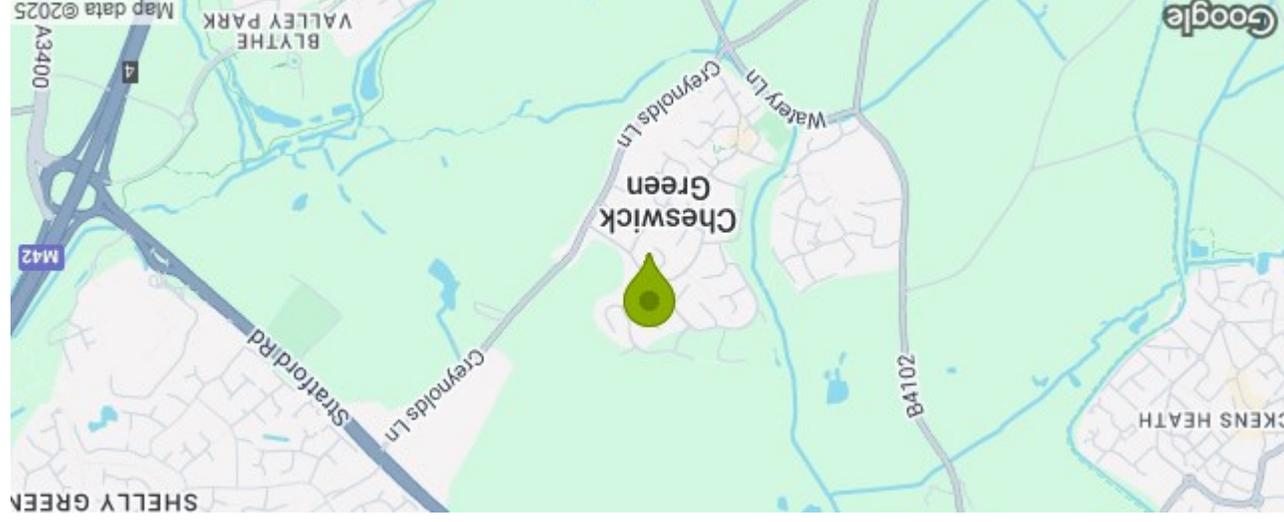
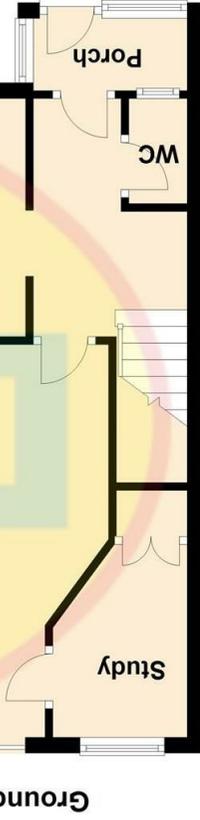


TENURE: We are advised that the property is Freehold

**BROADBAND:** We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 13/02/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 13/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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 representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal



### 14 Badger Close Cheswick Green Solihull B90 4HR Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	72
Potential	86

EU Directive 2002/91/EC  
England & Wales

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.