

melvyn
Danes
ESTATE AGENTS

**Saxon Wood Road
Shirley
Offers Around £479,950**

Description

Cheswick Green was originally 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 detached house which has been considerably extended throughout it's lifetime and occupies an enviable position on the edge of the village with an open view to the side. The property has been well maintained by the current owners and benefits from a refitted kitchen and utility room, a good sized driveway and a really useful boarded loft storage area with pull down ladder. The property requires internal inspection to be appreciated and early viewing .



Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

GUEST CLOAKS WC

FAMILY ROOM/GROUND FLOOR BED 4

14'2" x 7'9"

THROUGH LOUNGE

19'8" x 11'1" max (9'5" min)

CONSERVATORY

14'1" max x 12'0"

DINING ROOM

11'2" x 8'2"

EXTENDED & REFITTED KITCHEN

16'0" x 8'7"

STORE ROOM

8'3" x 6'3"

LARGE UTILITY ROOM

23'0" x 8'9" max (4'1" min)

BOARDED LOFT SPACE WITH LADDER

FIRST FLOOR LANDING

BEDROOM ONE

11'3" x 10'5"

BEDROOM TWO

11'3" max x 9'0" max

BEDROOM THREE

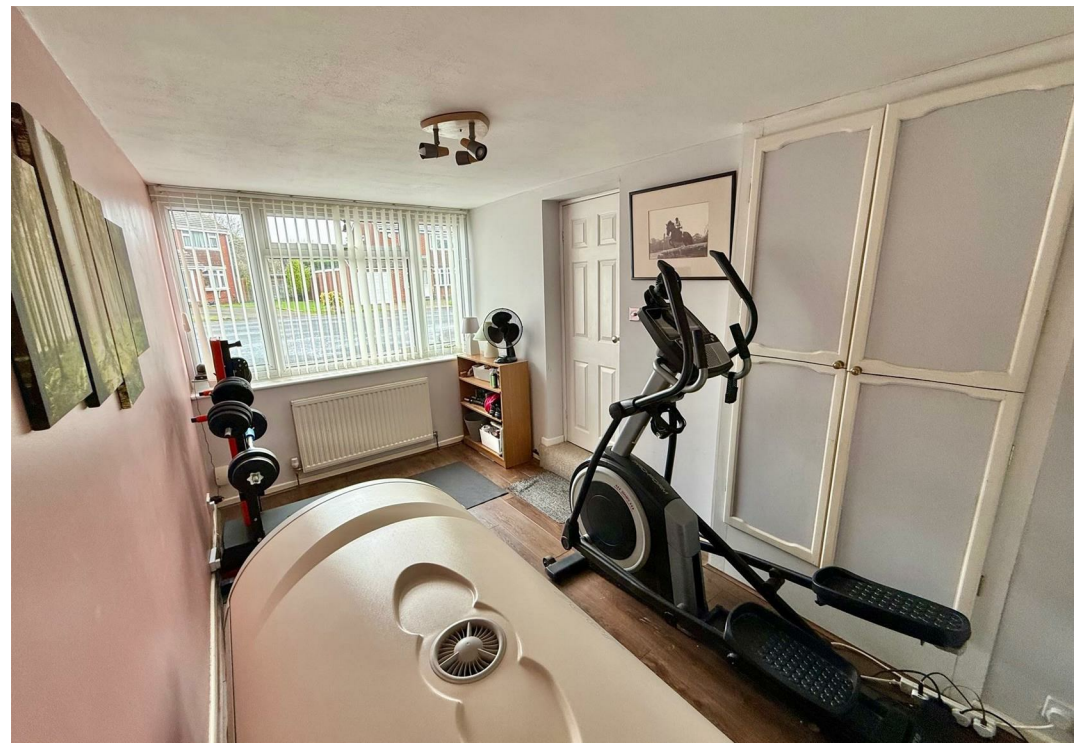
10'4" max x 9'5"

SMALL GARAGE

8'4" x 7'10"

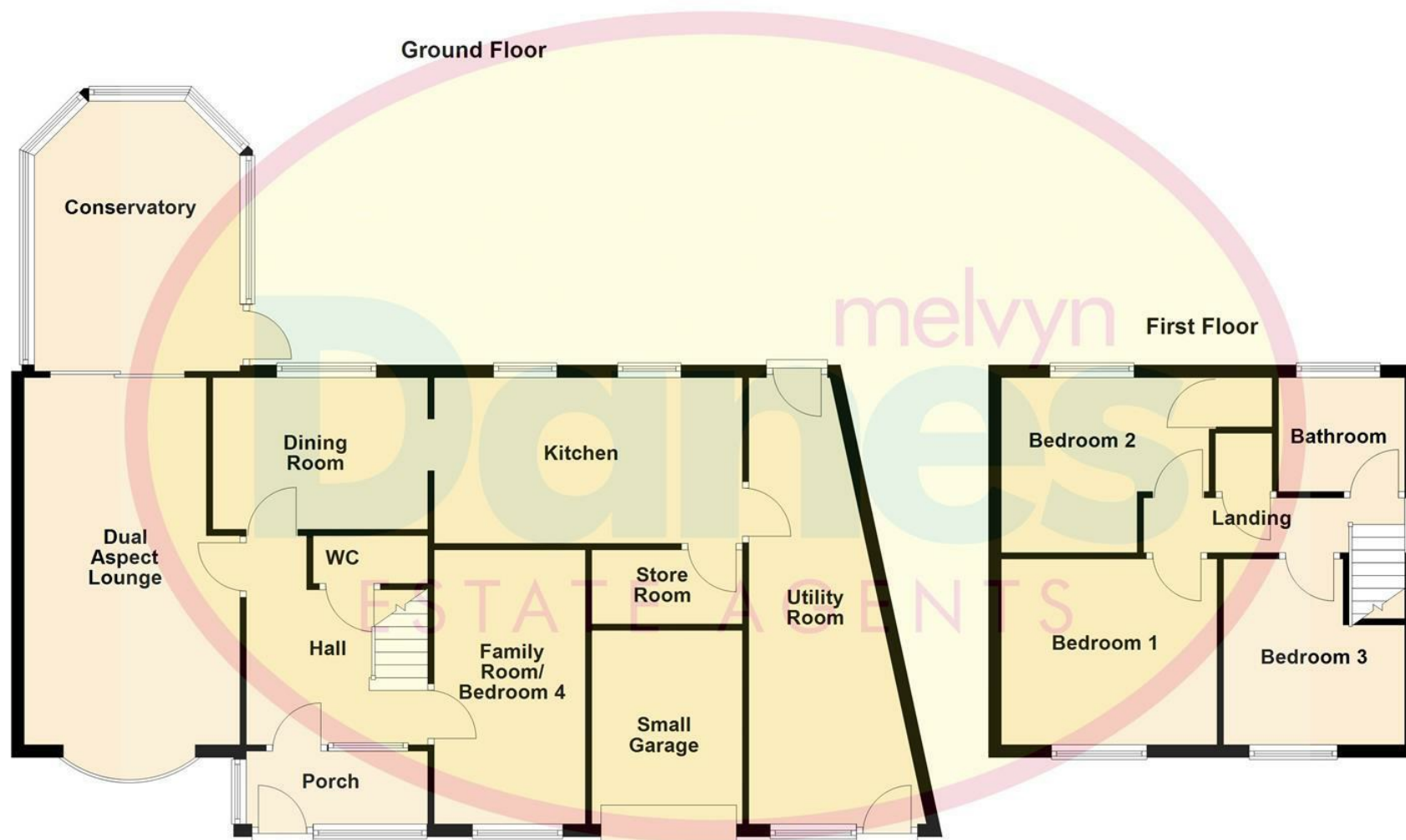
REAR GARDEN











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.

TENURE: We are advised that the property is Freehold.

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 title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 12/01/2026 we understand that the standard broadband download speed at the property is around 3 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



48 Saxon Wood Road Shirley Solihull B90 4JN Council Tax Band: D

Energy Efficiency Rating	
Potential	75
Current	61

England & Wales	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

EU Directive 2002/91/EC