



melvyn
Danes
ESTATE AGENTS



Saxon Wood Road
Cheswick Green
Offers Around £375,000

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 hosteleries coupled with central Solihull which boasts the modern and vibrant Touchwood Development and the traditional high street.

An ideal location therefore for this modern semi detached property which is situated back from the road behind a front driveway which leads to the garage. The property has the benefit of an independent side access which offers the potential to extend over the garage (subject to necessary planning permissions). The well presented accommodation really does require inspection to be appreciated and is arranged over two floors. There is a pleasant established garden to the rear. The property is being sold with no upward chain.



Accommodation

FRONT BLOCK SET DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

THROUGH LOUNGE DINING ROOM

25'2" x 11'3" max (8'10" min) (7.67m x 3.43m max (2.69m min))

KITCHEN

10'0" x 8'2" (3.05m x 2.49m)

OUTHOUSE UTILITY AREA

13'0" max x 16'9" max (3.96m max x 5.11m max)

GROUND FLOOR WC

SIDE GARAGE

16'8" x 8'3" (5.08m x 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE

13'6" x 9'8" (4.11m x 2.95m)

BEDROOM TWO

11'4" x 9'2" (3.45m x 2.79m)

BEDROOM THREE

10'6" max x 7'7" max (3.20m max x 2.31m max)

FAMILY BATHROOM

REAR GARDEN

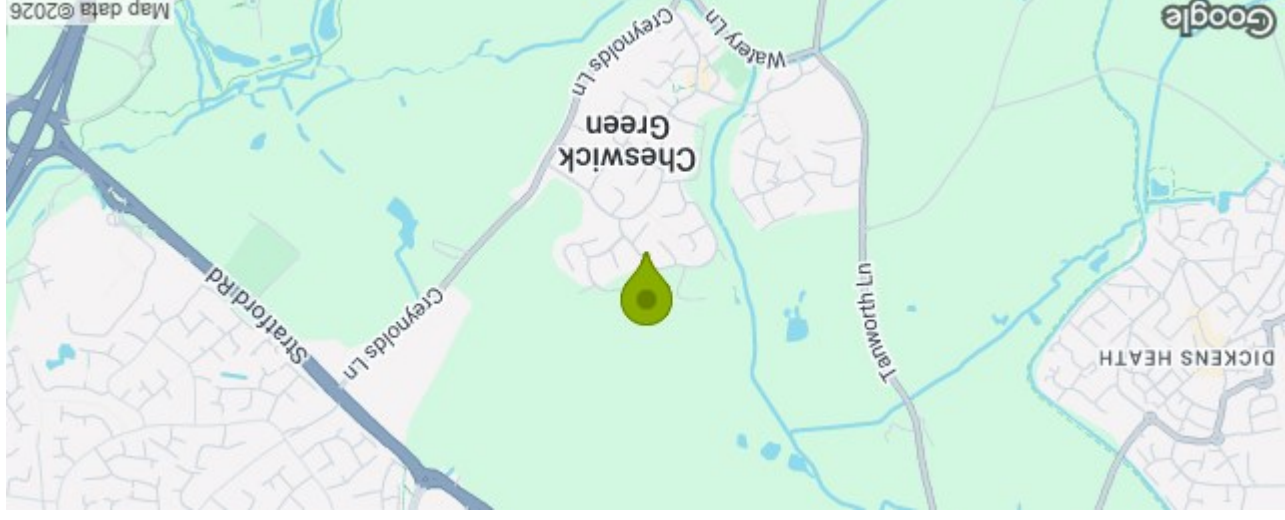


TENURE: We are advised that the property is Freehold.

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 15/10/2025.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 15/10/2025). 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 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.



51 Saxon Wood Road Cheswick Green Solihull B90 4JR
Council Tax Band: D

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	68
Potential	74
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.

