



# Saxon Wood Road, Cheswick Green

## Offers Around £399,950

- PORCH ENTRANCE
- LOUNGE
- UTILITY & GF SHOWER ROOM
- THREE BEDROOMS
- REAR GARDEN
- RECEPTION HALLWAY
- REFITTED DINING KITCHEN
- PLAY ROOM/GF BEDROOM FOUR
- FAMILY BATHROOM
- DRIVEWAY PARKING

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 semi detached property which is situated back from the road behind a full width front driveway from where a double glazed door gives access to the

**PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side and front door opening to the

**RECEPTION HALLWAY**



Having ceiling light point, central heating radiator, laminate wooden flooring, understairs storage and doors opening to the lounge, kitchen diner and play room/Bedroom 4

**PLAY ROOM/BEDROOM 4  
15'9" x 7'6" (4.80m x 2.29m)**



Having UPVC double glazed window to the front, two ceiling light points and central heating radiator

**LOUNGE  
14'9" x 11'4" (4.50m x 3.45m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, coved cornice to the ceiling, feature fire surround with decorative inset and built in side recessed storage cupboards with shelving over



**DINING KITCHEN**  
**17'5" x 10'7" (5.31m x 3.23m)**



Having UPVC double glazed window and sliding double glazed patio style doors to the rear garden, two ceiling lights, designer central heating radiator, part glazed door to the utility area and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating ceramic sink and drainer, gas cooker point with extractor canopy over and full height appliance space

**UTILITY AREA**  
**7'4" x 6'2" (2.24m x 1.88m)**

Having UPVC double glazed door and window to the rear garden, recently replaced wall mounted central heating boiler, space and plumbing for washing machine, further appliance space and door opening to the

**GROUND FLOOR SHOWER ROOM**

Having ceiling light point, central heating radiator, extractor fan, pedestal wash hand basin, low level WC and shower cubicle

**FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, airing cupboard, doors off to three bedrooms and bathroom. Drop down loft hatch with ladder to part boarded loft space



**BEDROOM ONE**  
**13'8" x 9'9" (4.17m x 2.97m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and modern fitted wardrobes providing hanging rail and shelf storage

**BEDROOM TWO**  
**11'4" x 9'3" (3.45m x 2.82m)**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**BEDROOM THREE**  
**10'7" max x 7'5" max (3.23m max x 2.26m max)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulk head storage area

**FAMILY BATHROOM**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, P shaped bath with glazed screen and shower over, vanity unit with wash hand basin and low level WC

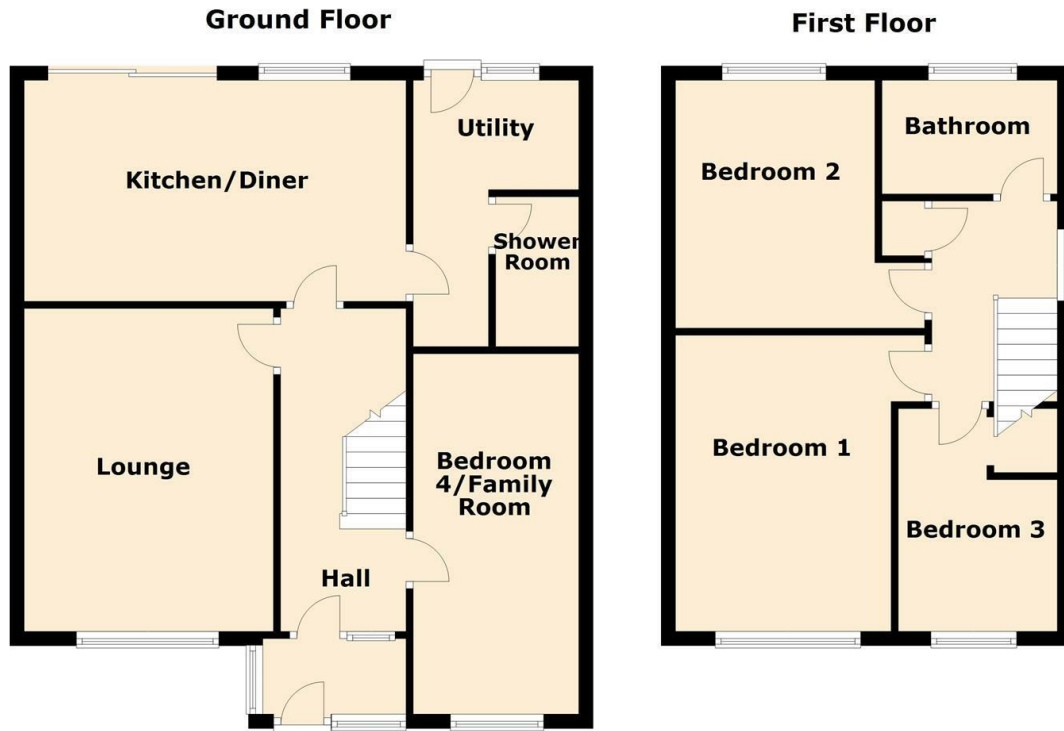
**REAR GARDEN**



Having paved patio area with outside tap and decorative sleeper step to raised lawn area with garden shed and defined boundaries

## FLOOR PLAN

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.



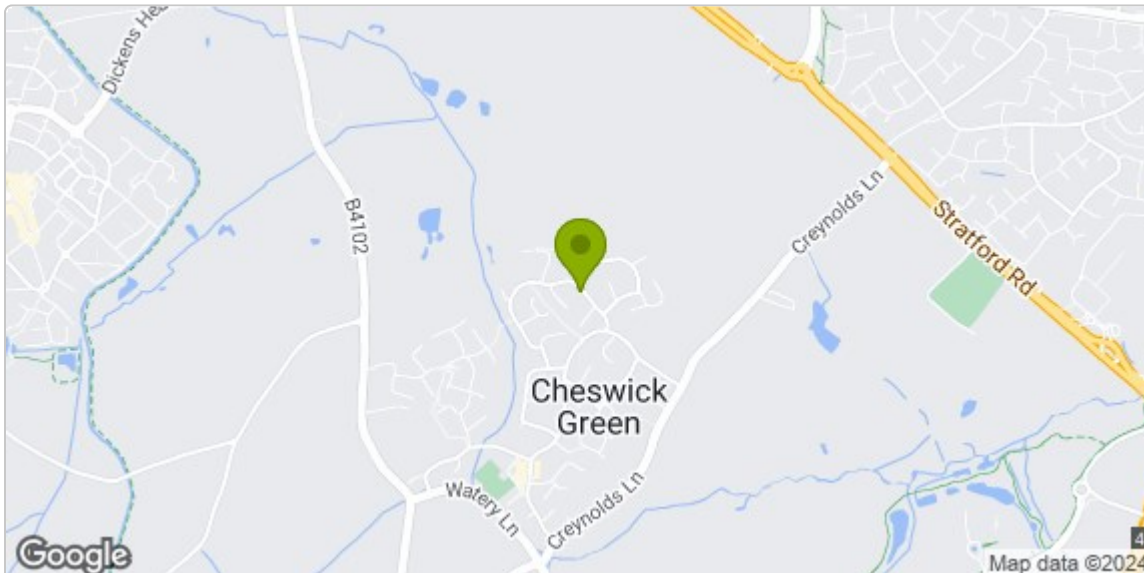
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
 47 Saxon Wood Road  
 Cheswick Green Solihull B90  
 4JR

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk