



smarthomes

Saxon Wood Road

Cheswick Green, Solihull

- A Beautifully Presented Semi-Detached Home
- Three Double Bedrooms
- Spacious Through Lounge & Second Reception Room
- Conservatory
- Extended Utility Room
- Re-Fitted Kitchen & Bathroom
- Large Southerly Facing Rear Garden

£425,000

Current EPC Rating - C

Current Council Tax Band - D

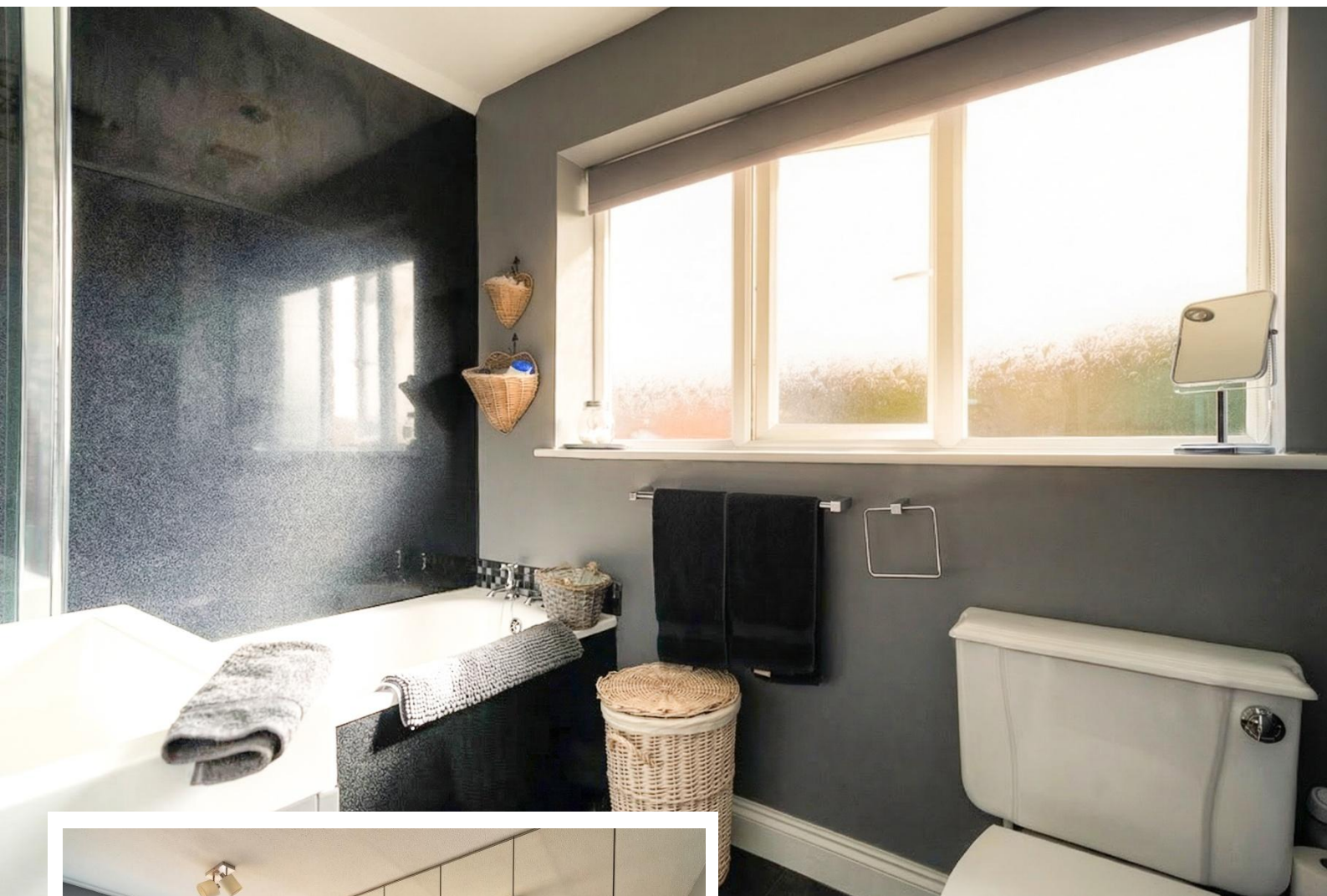




Property Description

A beautifully presented semi-detached home offering versatile living accommodation and occupying an extremely wide plot with superb potential for extension (STPP). The accommodation briefly affords three double bedrooms, spacious through lounge, re-fitted kitchen, second reception room/converted garage, extended utility room, conservatory, re-fitted bathroom, large southerly facing rear garden and off-road parking

The village of Cheswick Green is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There are local shops situated in Cheswick Green and a wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, on the Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. The property currently falls within Alderbrook senior school catchment.



Rooms & Measurements

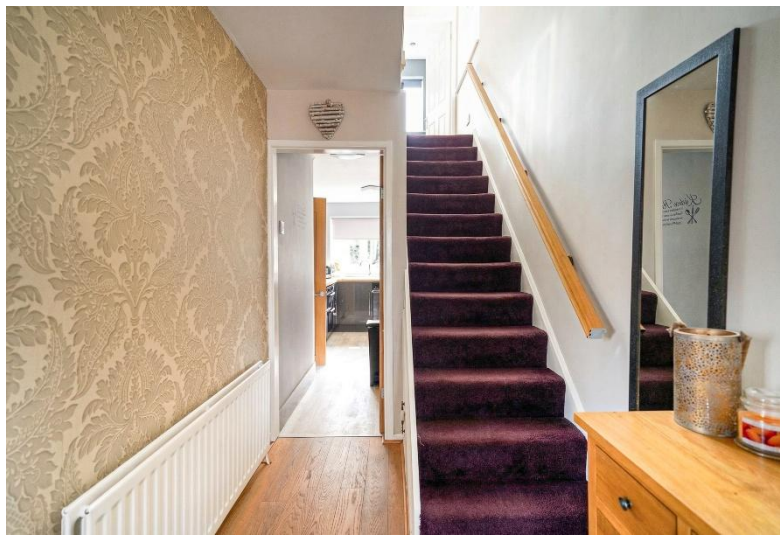
Entrance Hall

- Spacious Through Lounge to Front - 7.75m x 3.56m (25'5" x 11'8")
- Conservatory to Rear - 4.14m x 2.79m (13'7" x 9'2")
- Re-Fitted Kitchen to Rear - 4.55m x 2.49m (14'11" narrowing to 10' 9") x 8'2")
- Extended Utility Room to Rear - 2.49m x 2.51m (8'2" x 8'3")
- Reception Room/Occasional Fourth Bedroom to Front - 4.72m x 2.36m (15'6" x 7'9")
- Bedroom One to Front - 2.84m x 3.99m (9'4" (into wardrobes) x 13'1")
- Bedroom Two to Rear - 3.35m x 2.62m (11'0" x 8'7")
- Bedroom Three to Front - 2.13m x 2.21m (7'0" x 7'3" (widening to 10' 2"))
- Family Bathroom to Rear - 2.36m x 1.57m (7'9" x 5'2")
- Pre-Fabricated Garage - 2.77m x 4.93m (9'1" x 16'2")

Tenure

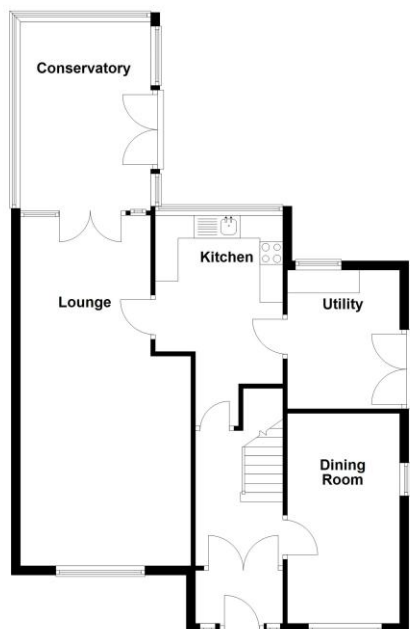
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band – D



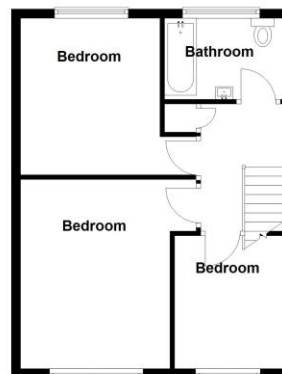
Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 121.7 sq. metres (1309.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.