



Danes
melvyn
ESTATE AGENTS

Saxon Wood Road

Cheswick Green

Offers Around £489,950

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 hosteries 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

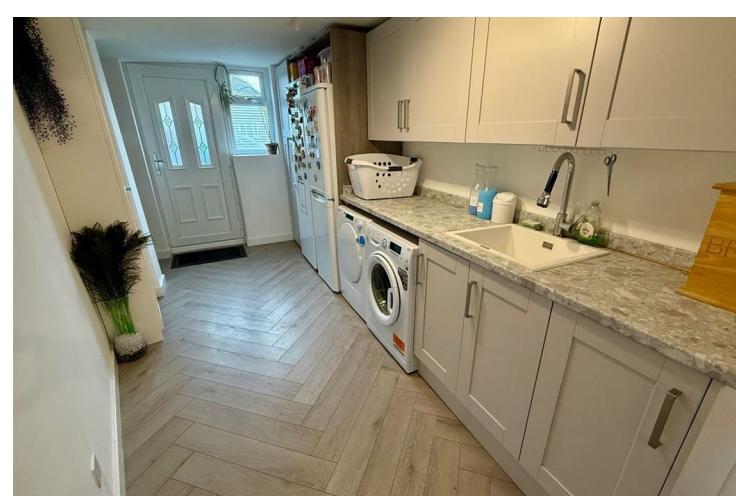
BEDROOM THREE

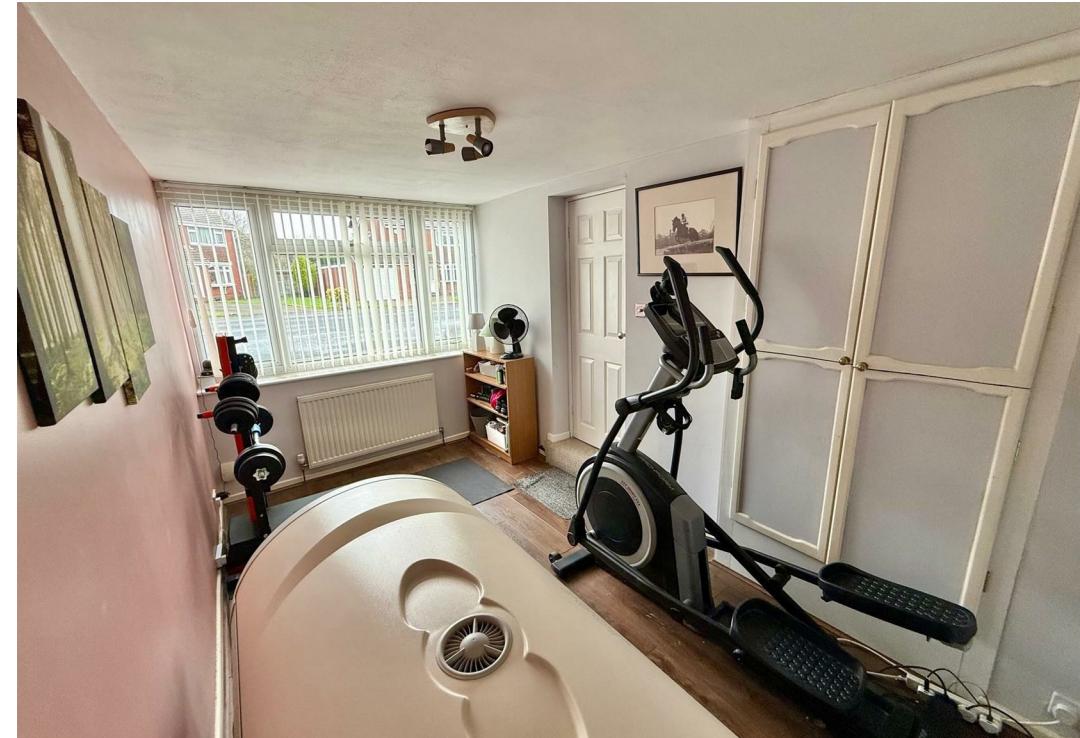
10'4" max x 9'5"

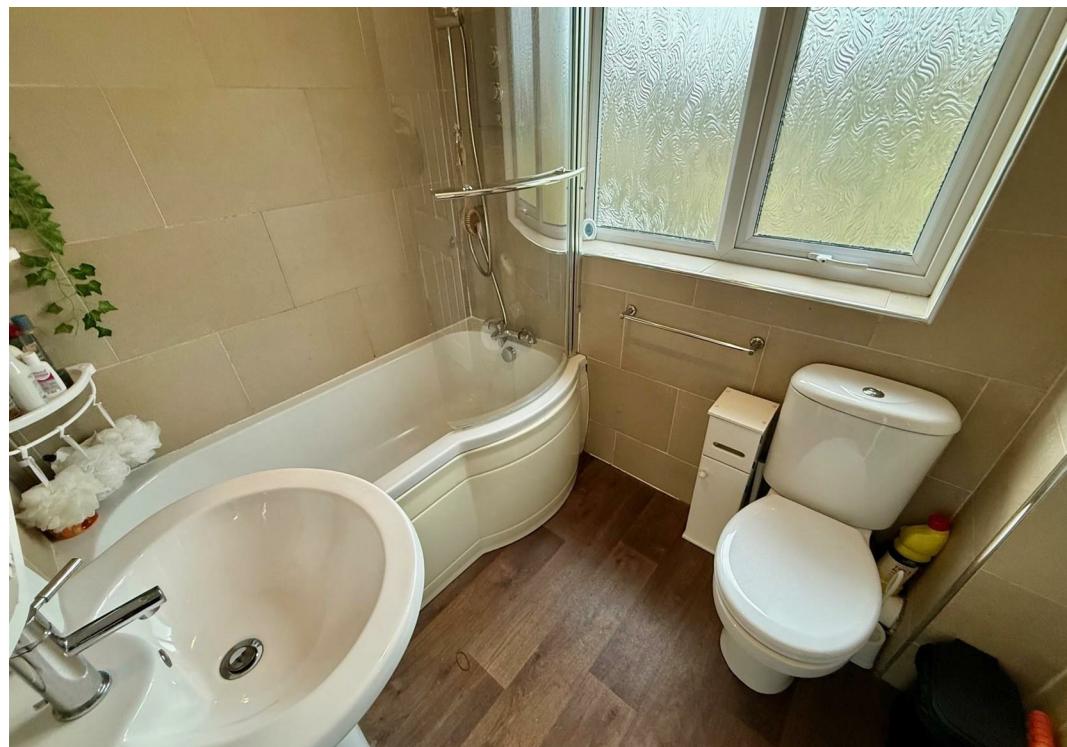
SMALL GARAGE

8'4" x 7'10"

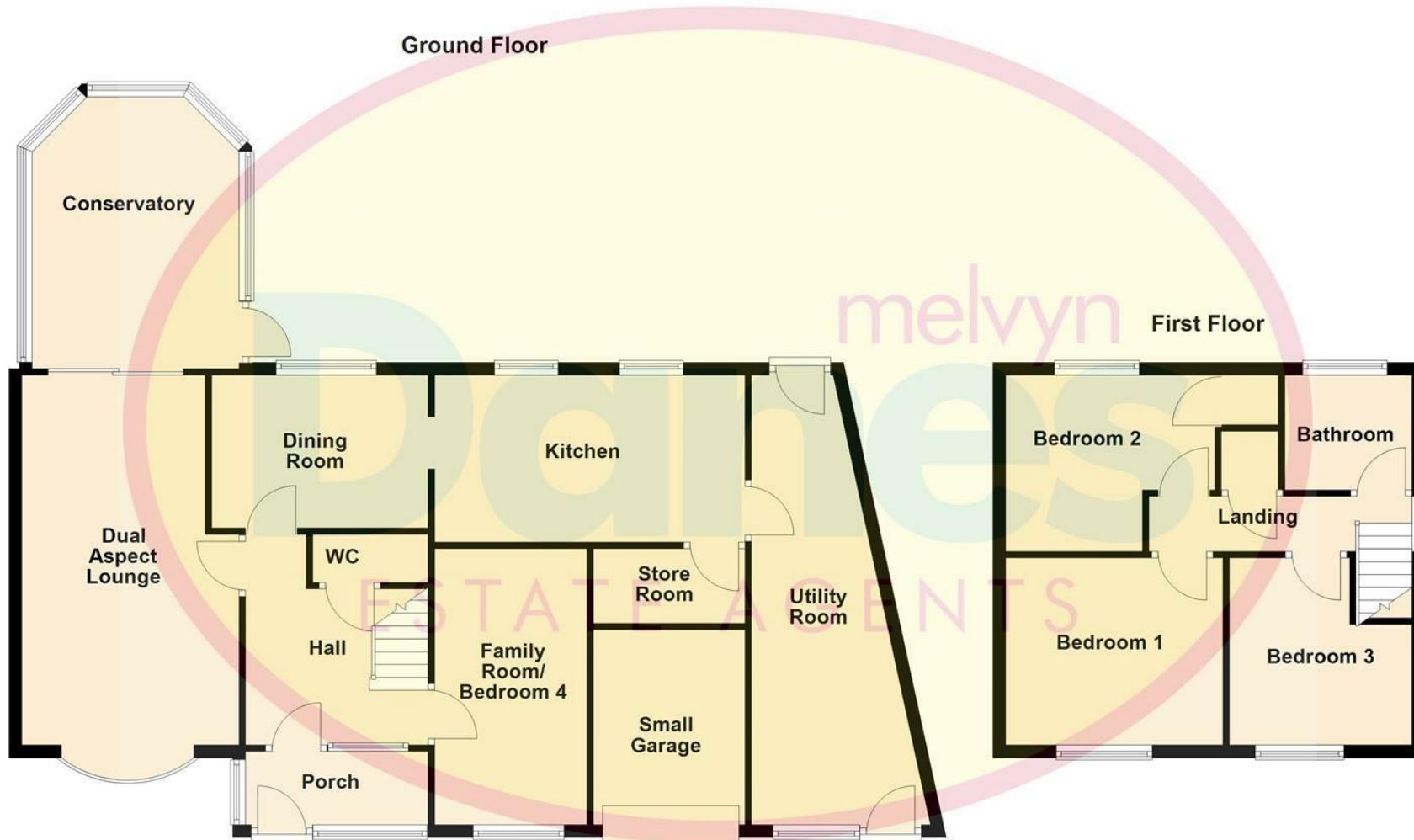
REAR GARDEN



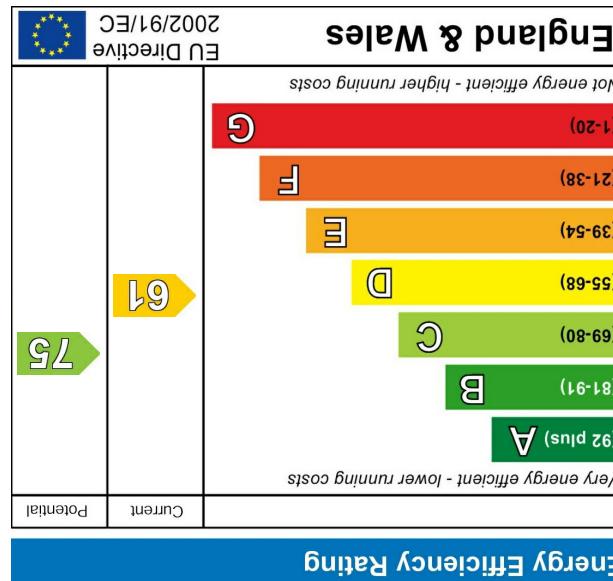








Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



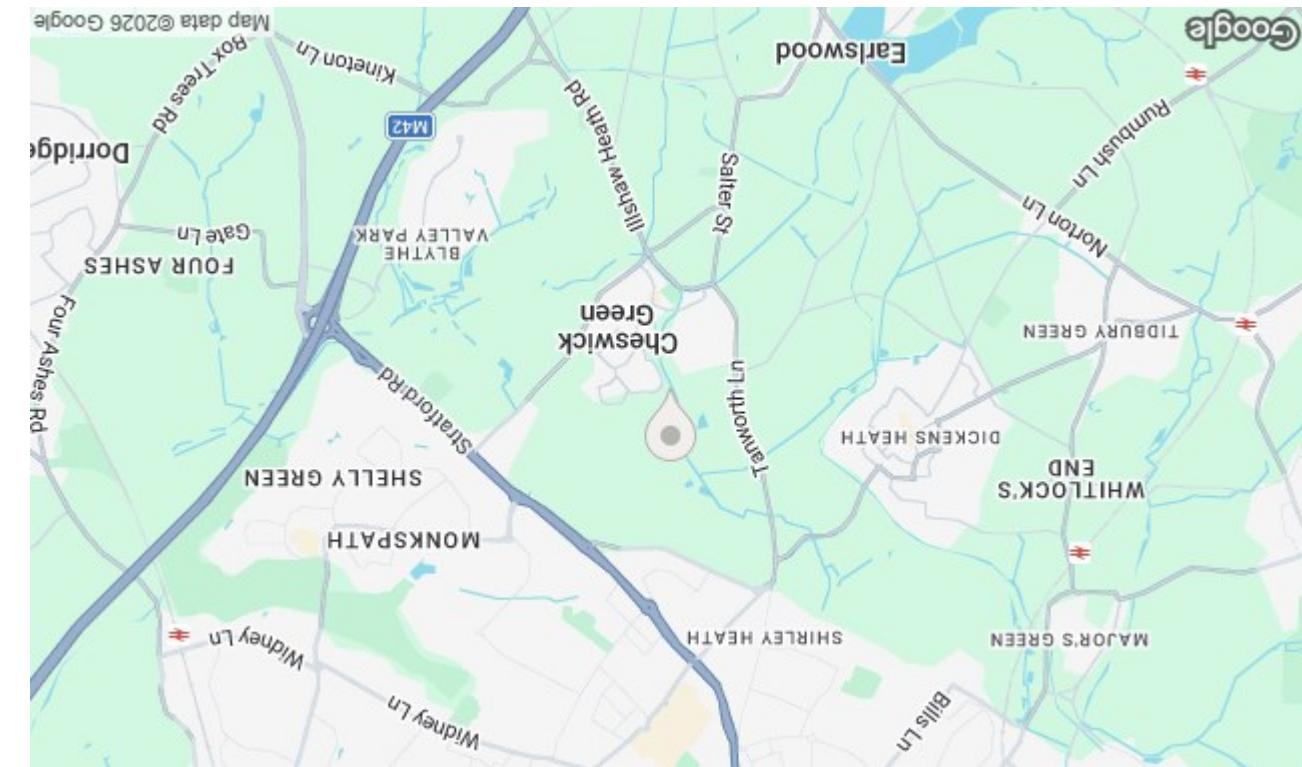
48 Saxon Wood Road Cheswick Green Solihull B90

Council Tax Band: D

41N

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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.

AGREEING A SALE: Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. To confirm in detail, we may write to you to ask for detailed information from end-users and intermediaries and to request details of individuals and companies which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to meet the need to request detailed information from end-users and intermediaries and to review new institutions, and to review this from time to time. To avoid the need to request detailed information from end-users and intermediaries and to request details of individuals and companies which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to meet the need to request detailed information from end-users and intermediaries and to review new institutions, and to review this from time to time. To

MONETARY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficiaries and trusts before accepting new institutions, and to review this from time to time. To 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. We may provide a general guarantee of the services of the agent for the period of the 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 offer or contract. These particulars are 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

MENTIONED AND DO NOT BY THESE PARTICULARS OR OTHERWISE VERIFY THAT THEY ARE IN WORKING ORDER.

PHOTOGRAPHS: We may take photographs of the property 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. We may provide a general guarantee of the services of the agent for the period of the 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 offer or contract. These particulars are 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

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

PROPERTY POST CODE AREA IS AROUND 1000 Mbps. Data taken from checker.ofcom.org.uk on 12/01/2026. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. Coverage (data taken from checker.ofcom.org.uk on 12/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband speed at the property is around 3 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

TENURE: We are advised that the property is Freehold.