



18 Saxon Wood Road, Cheswick Green,  
Shirley, Solihull B90 4JN

Price Guide **£319,950**

- Lovely Village Location
- Three Bedrooms
- Open Plan Lounge/Kitchen/ Diner
- Gas Central Heating
- Office/Hobby Room
- Energy Efficiency Rating - C

0121 709 3300



# 18 Saxon Wood Road, Cheswick Green, Shirley, Solihull B90 4JN

A well presented three bedroom semi detached property is situated in the popular village development of Cheswick Green which offers a delightful semi rural location. The well proportioned accommodation makes an excellent family home with an abundance of local amenities & excellent transport links & briefly comprises, porch, entrance hallway, open plan lounge/dining room & kitchen, three bedrooms shower room, office/store & delightful garden. Driveway parking for several vehicles.

## APPROACH

Via a tarmacadam driveway enabling off-road parking leading to a lawned fore garden and UPVC storm porch and door to:-

## HALLWAY

Wood effect flooring, single panelled radiator, ceiling light point, doors to lounge and kitchen / diner.

## LOUNGE

**14' 5" (4.4M) X 11' 2" (3.4M)**

Wood effect flooring double panel radiator, ceiling light point, UPVC double glazed door full height window to the front aspect.



## OPEN PLAN KITCHEN DINER

**17' 5" (5.3M) X 10' 2" (3.1M)**

A range of mid oak wall and base units with coordinated roll top work surface areas and matching breakfast bar, single drainer stainless steel sink unit, provision for a gas cooker, space and plumbing for a washing machine, space for an undercounter fridge freezer, concealed extractor fan, wood effect flooring, double panel radiator, built-in under stairs cupboard, UPVC double glazed window to the rear and door to side, complementary ceramic tiling to splashback prone areas.



## DINING AREA

Wood effect flooring, double panel radiator, UPVC double glazed French doors to the rear garden.

## OFFICE

**8' 2" (2.5M) X 8' 2" (2.5M)**

Power and lighting, electric and gas meters and door to:-

## STORE

**8' 2" (2.5M) X 8' 2" (2.5M)**

Up-and-over door, power and lighting.



### FIRST FLOOR LANDING

Cupboard concealing combi boiler, doors to bedroom one, bedroom two, bedroom three and shower room.

### BEDROOM ONE (FRONT)

13' 5" (4.1M) X 9' 6" (2.9M)

Wood effect flooring, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

### BEDROOM TWO (REAR)

11' 6" (3.5M) X 9' 2" (2.8M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

### BEDROOM THREE (FRONT)

10' 2" (3.1M) X 7' 7" (2.3M)

Single panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed window to the front aspect.

### SHOWER ROOM (REAR)

Low level flush WC, pedestal hand wash basin, shower cubicle with chrome thermostatic shower unit, complementary ceramic tiling to walls, wood effect flooring, obscure UPVC double glazed window to the rear aspect.

### REAR GARDEN

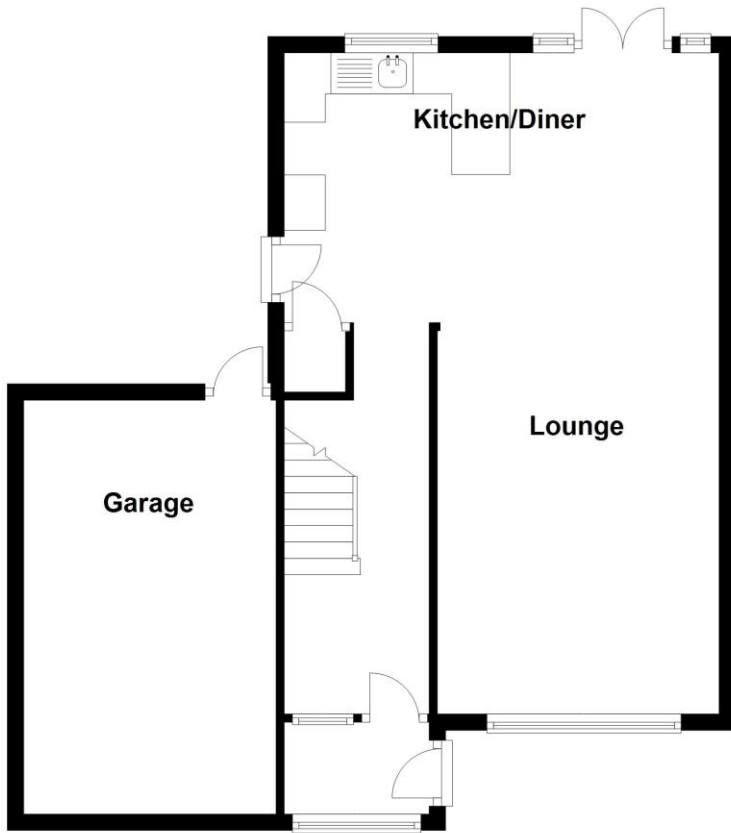
Full width Yorkshire stone paved patio leads to a mainly laid to lawn garden with well stocked borders. There is a dining area with pizza oven & fenced perimeter. To the side of the property there is a lovely seating area with painted brick wall and pergola leading to the office / store. There is exterior lighting and outside water supply.

### TENURE



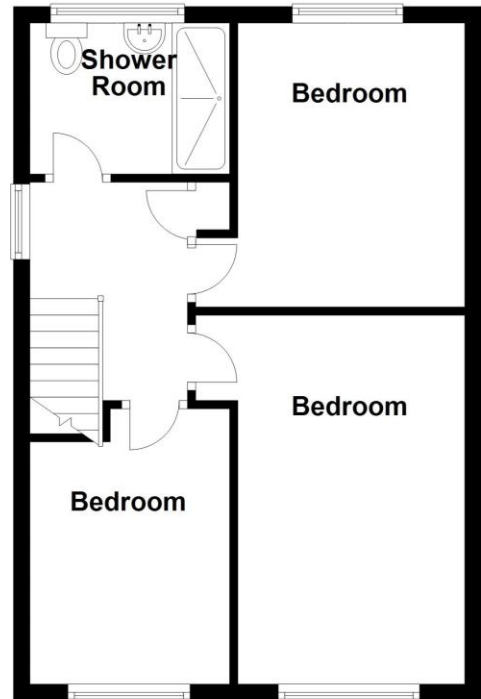
### Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 103.3 sq. metres (1111.4 sq. feet)



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Zoopla.co.uk

Finda Property.com

rightmove.co.uk  
The UK's number one property website

The Property Ombudsman SALES OFT Approved code

Radarhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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