



Warwick Road, Chadwick End

Offers In Excess Of £300,000





PROPERTY OVERVIEW

Located in the centre of Chadwick End on the corner of Rising Lane is this immaculately presented, larger style two bedroom mews property. Having the benefit of recently upgraded electric radiators, a modern fitted kitchen, recently boarded loft space, allocated parking and a garage the living accommodation provides potential purchasers with:- entrance hallway, living / dining room, modern fitted kitchen, two generous double bedrooms and a modern family bathroom. Outside there is a private West facing rear garden, allocated & guest parking and a garage.

Viewing is strictly by appointment with Xact on 01564 777284.



- Two Bedroom Mews
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Generous Living / Dining Room
- Two Genuine Double Bedrooms
- West Facing Rear Garden
- Allocated Parking & Garage



PROPERTY LOCATION

Chadwick End is a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond. The larger village of Knowle is also within easy reach and contains a variety of excellent shops and schooling facilities, and the adjoining village of Dorridge provides commuter train services to Birmingham and London. Solihull town centre is some four miles distance with its excellent shopping, schooling and recreational facilities and, in addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15/20 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

ENTRANCE HALLWAY

KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m)

LIVING/DINING ROOM

15' 4" x 14' 6" (4.67m x 4.42m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 0" x 11' 6" (4.88m x 3.51m)

BEDROOM TWO

12' 1" x 10' 6" (3.68m x 3.20m)

BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m)

TOTAL SQUARE FOOTAGE

88.5 sq.m (952 sq.ft) approx.





OUTSIDE THE PROPERTY

GARAGE

16' 4" x 8' 2" (4.98m x 2.49m)

GARDEN

ALLOCATED & GUEST PARKING

ITEMS INCLUDED IN THE SALE

Bosch Integrated oven, Bosch integrated hob, extractor, Hotpoint fridge/freezer, Neff dishwasher, Hotpoint washing machine, all carpets, blinds and light fittings and wardrobe in bedroom two.

ADDITIONAL INFORMATION

Services - Water meter, mains electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting. Shared land fee - rear car park & front grass/hedges - £200 pa.

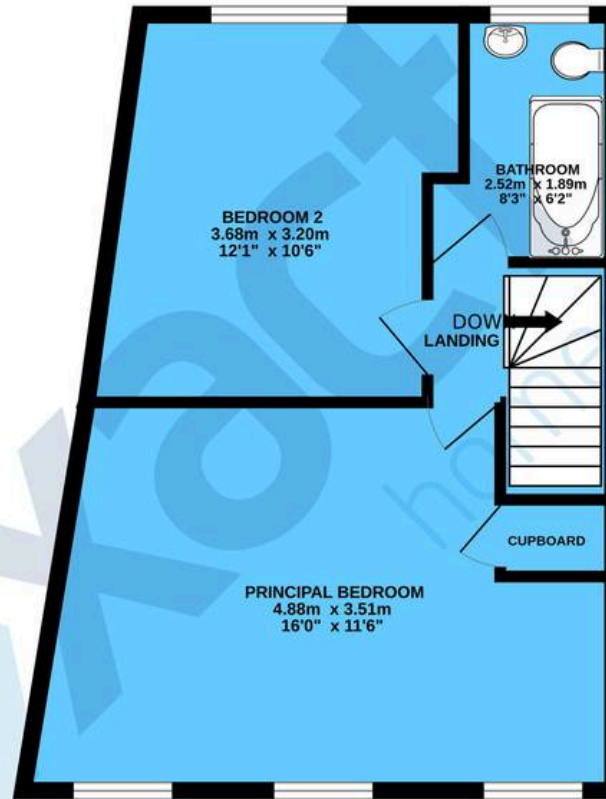
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

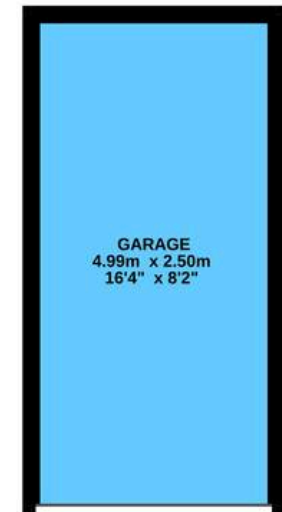
GROUND FLOOR
33.4 sq.m. (360 sq.ft.) approx.



1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.



GARAGE
12.5 sq.m. (134 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (952 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

