



Warwick Road, Chadwick End

£365,000





PROPERTY OVERVIEW

Located in the sought after village of Chadwick End is this beautifully presented two bedroom mid terrace villa, which benefits from views over open fields to the front & rear. Having been fully modernised by the present owner, the property provides a ready-to-move-into home with re-fitted kitchen & bathroom, oil fired central heating and UPVC double glazing throughout. In summary, the property provides potential purchasers with:- entrance lobby, living room, dining room, modern fitted kitchen, two generous double bedrooms and a showpiece bathroom with bath and separate shower cubicle.

Outside, the property has off road driveway parking for 2+ vehicles and a long rear garden, with outlooks to the front and rear across open fields.

Viewing is by prior appointment with Xact on 01676 534 411.





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

- Two Bedroom Edwardian Villa
- Beautifully Presented Throughout
- Two Reception Rooms
- Modern Re-Fitted Kitchen
- Two Double Bedrooms
- Stunning Bathroom
- Driveway Parking
- Oil Fired Central Heating & UPVC Double Glazing
- Views Over Open Fields to Front & Rear



ENTRANCE LOBBY

LIVING ROOM

15' 1" x 9' 8" (4.60m x 2.95m)

DINING ROOM

15' 1" x 9' 4" (4.60m x 2.85m)

KITCHEN

12' 4" x 6' 3" (3.75m x 1.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 9' 10" (4.50m x 3.00m)

BEDROOM TWO

11' 10" x 9' 6" (3.60m x 2.90m)

BATHROOM

12' 2" x 6' 3" (3.70m x 1.90m)

TOTAL SQUARE FOOTAGE

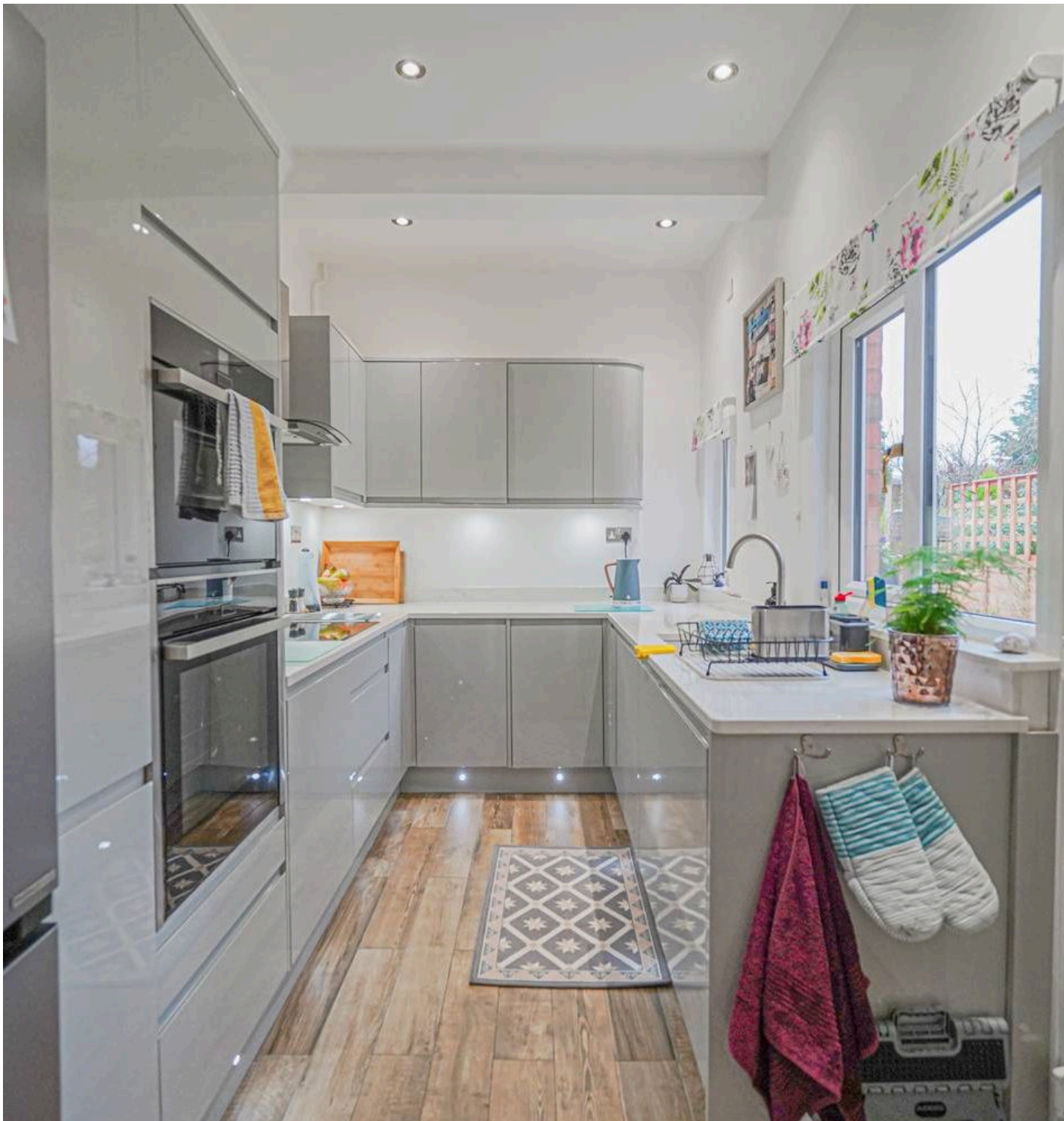
79.4 sq.m (855 sq.ft) approx.

OUTSIDE THE PROPERTY

WC

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, washing machine, all carpets, all blinds, some light fittings, fitted wardrobes in two bedrooms, wood burner/stove, alarm and garden shed.

ADDITIONAL INFORMATION

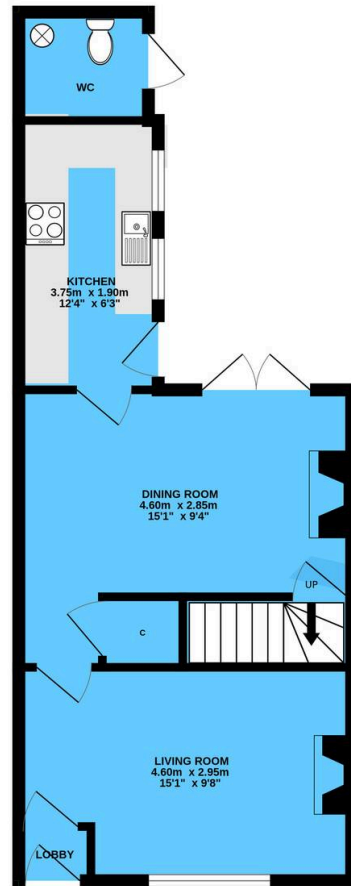
Services - direct mains water, sewers and electricity.
Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

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



1ST FLOOR



TOTAL FLOOR AREA : 79.4 sq.m. (855 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.
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Xact Homes

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