



## Chadwick Cottage Warwick Road, Chadwick End

Guide Price £229,950





## PROPERTY OVERVIEW

Located within the sought after village of Chadwick End is this refurbished two double bedroom end terrace cottage. The property is set back behind a graveled driveway providing off road parking and to the ground includes an entrance porch, living room with wood-burning fire, refurbished breakfast kitchen with underfloor heating, rear lobby and luxury bathroom which has been recently updated. To the first floor are two good size double bedrooms. The fully enclosed rear garden provides a patio area, lawn and useful storage shed.



Viewing is by appointment only with Xact Homes 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 post office, 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: B

Tenure: Freehold

- Character Cottage
- Two Double Bedrooms
- Refitted Kitchen with Underfloor Heating
- Lounge with Wood Burning Stove
- Freehold
- Enclosed Rear Garden
- Off Road Parking



#### PORCH

#### LIVING ROOM

14' 9" x 9' 1" (4.49m x 2.78m)

#### KITCHEN

11' 10" x 9' 0" (3.61m x 2.75m)

#### BATHROOM

9' 2" x 5' 11" (2.8m x 1.8m)



## **FIRST FLOOR**

### **BEDROOM ONE**

11' 9" x 9' 3" (3.59m x 2.81m)

### **BEDROOM TWO**

11' 11" x 9' 3" (3.62m x 2.82m)

### **OUTSIDE THE PROPERTY**

Patio garden

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating and garden shed

### **ADDITIONAL INFORMATION**

Services: electricity and mains sewers.

Broadband: BT - Fibre Optic

### **MONEY LAUNDERING REGULATIONS**

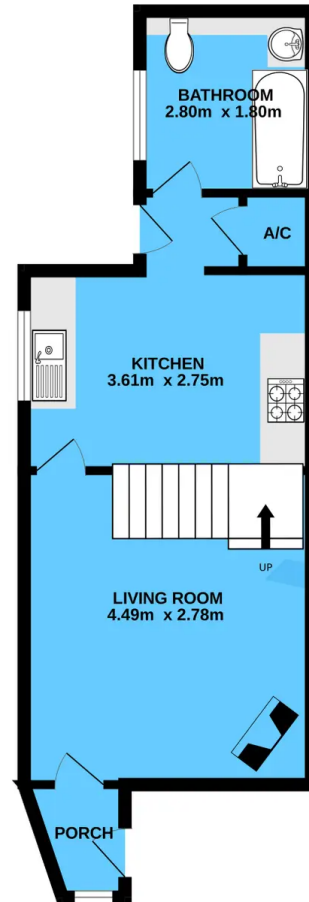
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

### **DISCLAIMER**

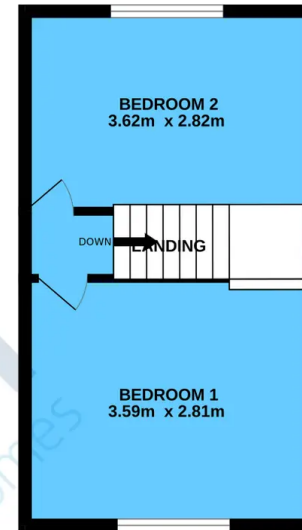
The vendor of this property is a relative of an employee of Xact Homes



GROUND FLOOR



1ST FLOOR



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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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