



Warwick Road, Chadwick End
£285,000



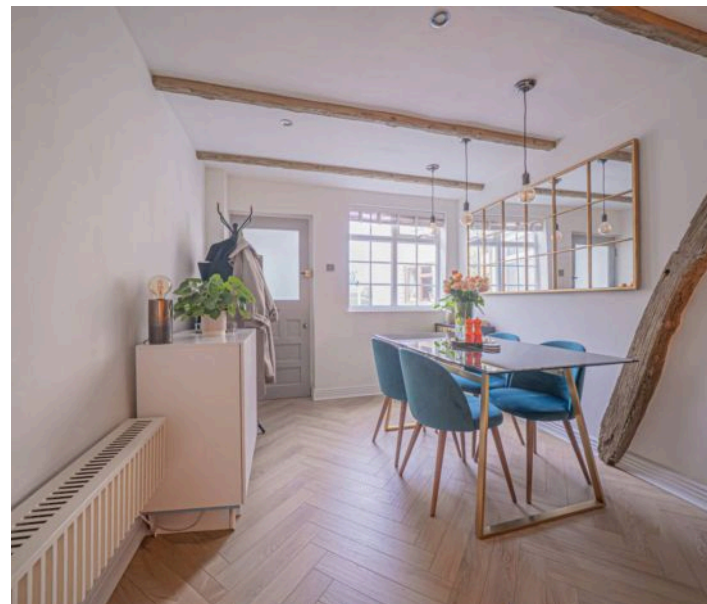


PROPERTY OVERVIEW

This immaculately presented two bedroom mid terrace property has been refurbished by the present owners and is located in a semi rural location just a short walk from the well renowned Orange Tree Pub. The ground floor accommodation is accessed via an enclosed porch which opens out into an excellent double length open plan living / dining room with an electric fire place and wall mounted TV point. The modern fitted kitchen benefits from fully integrated appliances including electric hob, oven and fridge-freezer. To the first floor are two spacious double bedrooms which are serviced by a superb refitted family bathroom.

Outside the property enjoys a low maintenance rear garden which includes a decked seating area, artificial lawn and shed. The property is set behind a gravelled driveway providing off road parking.

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



- Two Bedroom Mid Terrace Property
- Well Presented Throughout
- Open Plan Living / Dining Room
- Modern Fitted Kitchen
- Superb Refitted Bathroom
- Semi Rural Location
- Private Rear Garden
- Gravelled Driveway



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

PORCH

DINING AREA

13' 1" x 9' 1" (3.99m x 2.77m)

LIVING ROOM

14' 0" x 9' 1" (4.27m x 2.77m)

KITCHEN

13' 0" x 8' 1" (3.96m x 2.46m)

FIRST FLOOR

BEDROOM ONE

10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM TWO

12' 5" x 8' 2" (3.78m x 2.49m)



BATHROOM

8' 7" x 5' 6" (2.62m x 1.68m)

OUTSIDE THE PROPERTY

LOW MAINTENANCE GARDEN WITH DECKED SEATING AREA

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, washing machine, tumble dryer, summerhouse, all carpets, blinds and light fittings and wardrobe.

ADDITIONAL INFORMATION

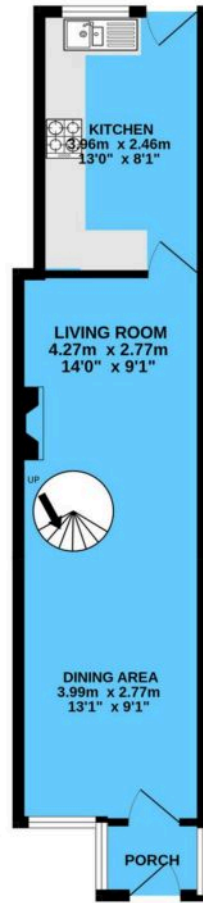
Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

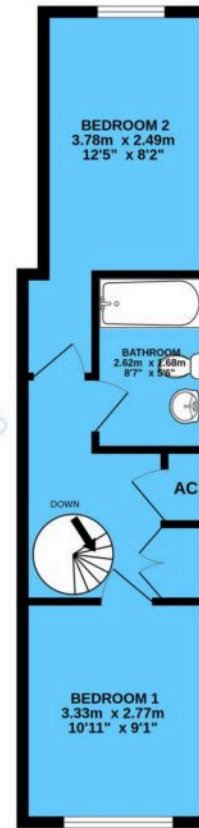
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



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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