



Rising Lane, Chadwick End

Guide Price £425,000







## PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a two-bedroom character apartment nestled within the serene confines of a private gated development. Located within the prestigious setting of The Convent, this property offers a harmonious blend of modern convenience and historic charm.

Upon entering the apartment, one is greeted by a modern open plan layout that seamlessly integrates the living, dining, and kitchen areas. The fully fitted kitchen comes equipped with integrated appliances, offering both functionality and style for every-day living and entertaining.

The property features two generously proportioned double bedrooms, each boasting its own modern en-suite shower room and fitted wardrobes for ample storage space. With no upward chain, this residence presents a hassle-free transition for those seeking to make a swift and seamless move.

The exclusive development of The Convent provides residents with access to beautiful communal gardens, an allocated parking space, and a secure gated entrance, ensuring both privacy and security. Residents can indulge in the tranquility of the surroundings while enjoying the convenience of modern amenities at their fingertips.







The apartment's interiors are characterised by high ceilings and period features, imparting a sense of grandeur and elegance to the living spaces. Whether one appreciates the historical significance of the architecture or desires a unique aesthetic, this property offers a timeless appeal that is sure to captivate discerning buyers.

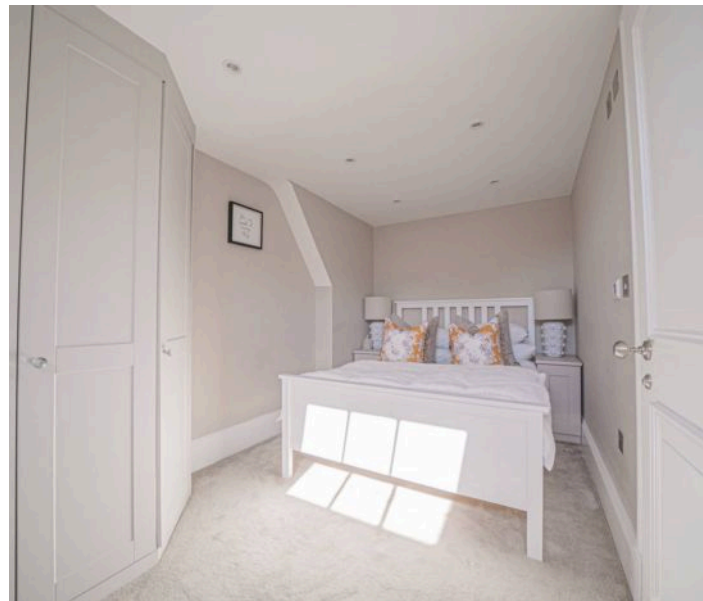
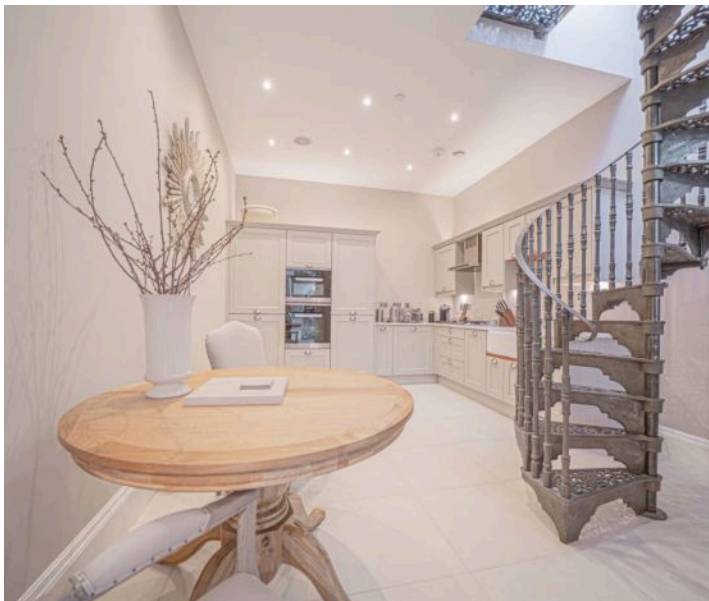
In summary, this two-bedroom character apartment within The Convent encapsulates the essence of refined living in a private and exclusive setting. With its modern layout, en-suite bedrooms, and sought-after location, this property presents a rare opportunity to own a piece of history while enjoying contemporary comforts. Contact us today to arrange a viewing and experience the allure of this remarkable residence firsthand.

#### 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: Share of Freehold







- Two Bedroom Character Apartment Set Within A Private Gated Development
- The Property Boasts A Modern Open Plan Layout With A Fully Fitted Kitchen & Integrated Appliances
- Benefitting From Two Double Bedrooms, Both Of Which Have Modern Ensuite Shower Rooms & Afford Fitted Wardrobes
- Offered To The Market With The Benefit Of No Upward Chain
- Set In The Exclusive Development Of The Convent With Beautiful Communal Gardens, Allocated Parking & A Gated Entrance
- With High Ceilings & Many Period Features



#### **ENTRANCE HALLWAY**

#### **KITCHEN / DINING / LIVING AREA**

31' 6" x 12' 1" (9.60m x 3.68m)

#### **BEDROOM TWO**

12' 2" x 12' 1" (3.70m x 3.68m)

#### **ENSUITE**

9' 10" x 5' 1" (3.00m x 1.55m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 5" x 12' 1" (4.70m x 3.68m)

#### **ENSUITE**

6' 9" x 4' 2" (2.07m x 1.27m)

#### **TOTAL SQUARE FOOTAGE**

75.6 sq.m (814 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**ONE GATED ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**





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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - TBC. Ground rent - TBC.

#### **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.

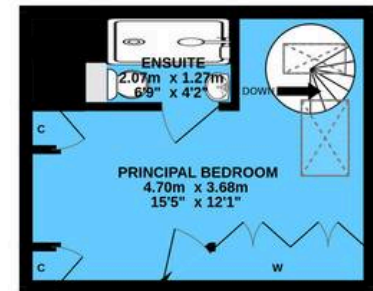




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 75.6 sq.m. (814 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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