



Thistlewood Grove, Chadwick End  
£285,000





## PROPERTY OVERVIEW

Located within the sought after village of Chadwick End is this modern two bedroom mews property which is available to purchase with no onward chain and would provide an ideal home for either a first time buyer or someone looking to downsize. Being well presented throughout with further scope to modernise & refurbish the property provides potential purchasers with:- entrance hallway, fitted kitchen, living room overlooking the rear garden, two double bedrooms and a bathroom.

Outside the property has low maintenance front and rear gardens and a garage in the adjacent courtyard.

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



- Two Bedroom Townhouse
- No Onward Chain
- Fitted Kitchen to Include Appliances
- Living Room Overlooking Rear Garden
- LPG Central Heating
- Low Maintenance Rear Garden
- Garage
- One Allocated Off Road Parking Space



#### 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: D

Tenure: Freehold

#### ENTRANCE HALLWAY

#### KITCHEN

8' 8" x 7' 8" (2.64m x 2.34m)

#### LIVING ROOM

15' 5" x 11' 7" (4.70m x 3.53m)

#### FIRST FLOOR

#### BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m)

#### BEDROOM TWO

10' 8" x 6' 8" (3.25m x 2.03m)

#### BATHROOM

#### TOTAL SQUARE FOOTAGE

57.0 sq.m (614 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE FRONT AND REAR GARDENS**

### **GARAGE**

### **ONE ALLOCATED OFF ROAD PARKING SPACE**

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

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine and all carpets, curtains, blinds and light fittings.

### **ADDITIONAL INFORMATION**

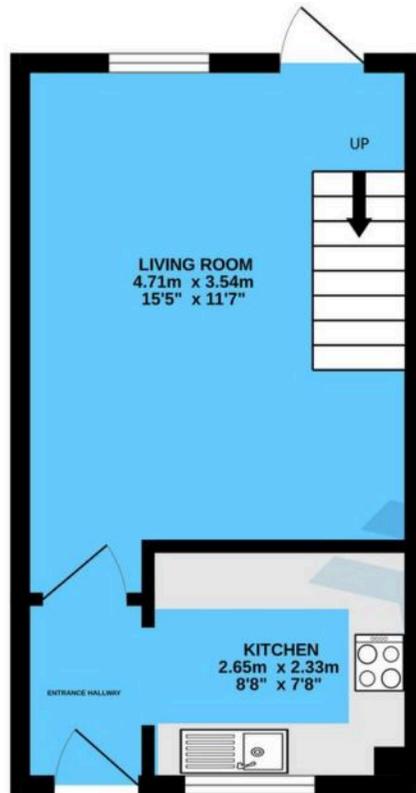
Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - boarded. Garage - leasehold.

### **INFORMATION FOR POTENTIAL BUYERS**

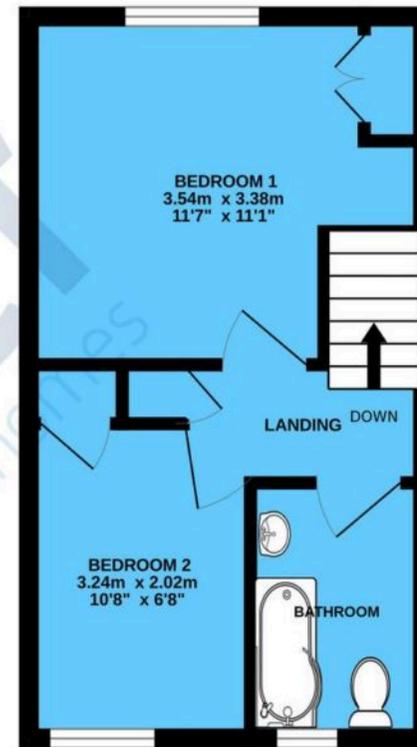
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 57.0 sq.m. (614 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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