



Warwick Road, Knowle

Guide Price £350,000





PROPERTY OVERVIEW

Introducing a truly exceptional offering: this luxurious two double bedroom, one bathroom apartment is nestled within the esteemed Chadwick Manor. The property exudes elegance and sophistication, situated beyond a grand sweeping driveway, boasting extensive communal gardens and a tennis court for residents to enjoy. The modern apartment retains several period features from when the original Chadwick Manor was first built as a private house. The apartment is leasehold, with 990 years remaining and ownership includes a share of the property's freehold, owned by Chadwick Manor Ltd. Upon entering via the entrance hallway, the living space unfolds before you, showcasing a generously proportioned lounge, ideal for moments of relaxation. The open plan kitchen diner is a focal point of the home, complete with a breakfast bar, adding a touch of modernity. The apartment impressively comprises two expansive double bedrooms, both thoughtfully designed to include fitted wardrobes, maximising storage space. A well-appointed family bathroom supports these bedrooms, presenting a separate shower and a luxurious free-standing bath for indulgent moments of tranquillity.





With the convenience of parking facilities and the added bonus of a separate garage, this property offers practicality alongside opulence. Situated in proximity to the charming Knowle Village, residents can relish in picturesque views of the Warwickshire countryside, enhancing the overall appeal of this prime location. Donning a prestigious address in Chadwick Manor, this apartment is an exemplar of refined living, seamlessly blending modern comforts with timeless elegance. Contact us now to discover a residence where every detail has been meticulously crafted to offer a lifestyle of unparalleled luxury.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Leasehold





- Top Floor Two Double Bedroom, One Bathroom
- Luxury Apartment Set Within The Prestigious Chadwick Manor
- Set Behind A Long Sweeping Driveway With Expansive Communal Gardens & Tennis Court
- All Living Accommodation Is Accessed Via The Large Entrance Hallway & Comprises A Large Lounge & An Open Plan Kitchen Diner With Breakfast Bar
- The Property Boasts Two Large Double Bedrooms, Both Of Which Afford Fitted Wardrobes & Are Serviced By A Family Bathroom Boasting Both A Separate Shower & Free-Standing Bath
- EPC 'D' Rating
- With The Added Benefit Of Parking & A Separate Garage
- Located Within Close Proximity To Knowle Village With Views Of The Warwickshire Countryside

ENTRANCE HALLWAY

16' 5" x 6' 0" (5.00m x 1.82m)

LOUNGE

14' 10" x 14' 4" (4.53m x 4.37m)

KITCHEN DINER

16' 5" x 14' 4" (5.00m x 4.37m)

PRINCIPAL BEDROOM

15' 11" x 12' 2" (4.84m x 3.72m)

BEDROOM TWO

15' 11" x 11' 10" (4.84m x 3.61m)

BATHROOM

10' 5" x 7' 8" (3.18m x 2.33m)

TOTAL SQUARE FOOTAGE

93.9 sq.m (1011 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

PARKING

TENNIS COURT AND EXTENSIVE COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Siemens integrated pyrolytic self-cleaning oven, Siemens integrated induction hob, Neff extractor, Smeg dishwasher, Smeg washing machine, all carpets, all blinds, all light fittings and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), small sewage treatment plant and mains electricity. Central heating and hot water provided by Worcester Greenstar LPG boiler and controlled by Google Nest thermostat. Ultra-fast full-fibre broadband to the premises. Separate 'Sky Q' satellite dish and cabling installed, providing Sky TV access to lounge and bedrooms (active Sky Q subscription required). Service charge – £3,504.00 pa. Ground rent – £200.00 pa.



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.

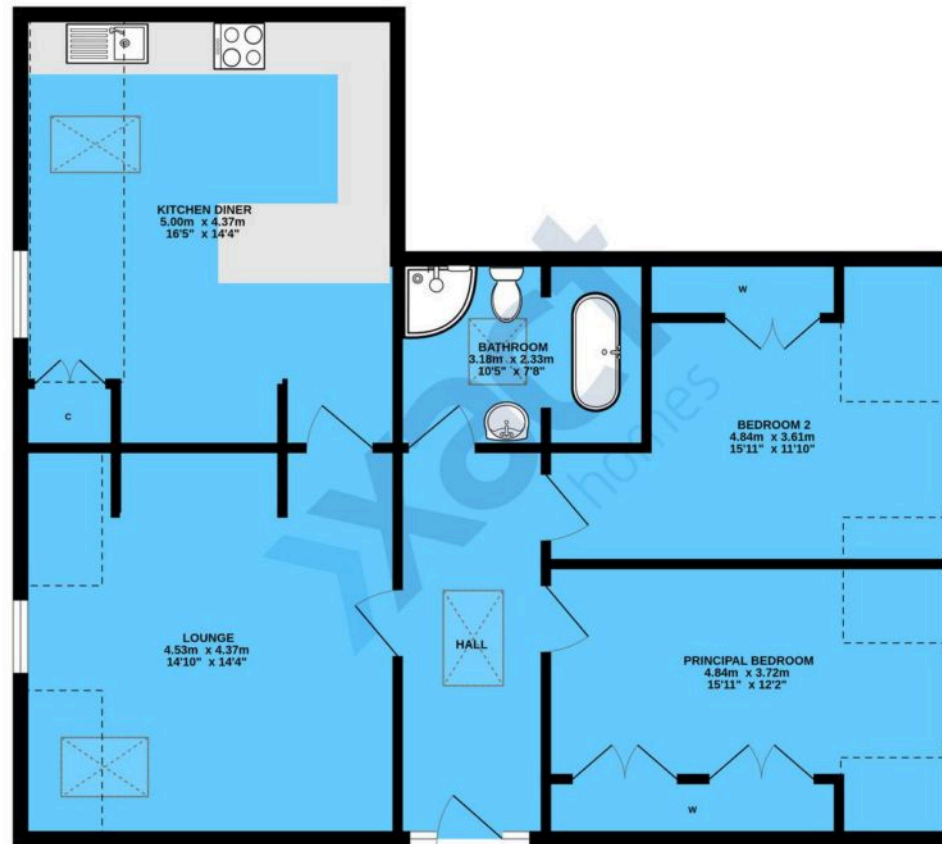
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



APARTMENT



TOTAL FLOOR AREA : 93.9 sq.m. (1011 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.
Made with Memphis 62025.

Xact Homes

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