



Warwick Road, Knowle

Guide Price £550,000





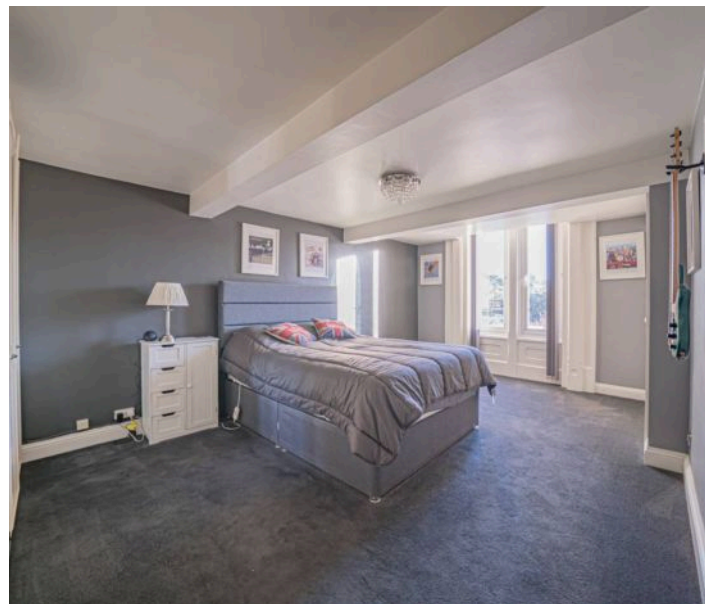
PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a large three double bedroom duplex apartment within the prestigious Chadwick Manor. This impressive residence combines elegant design with generous proportions throughout.

Upon entering, you are greeted by a welcoming entrance hallway that provides access to all principal living spaces, including a fully fitted breakfast kitchen that is ideal for both every-day dining and entertaining. The ground floor also benefits from a practical guest WC.

The heart of the home is the expansive double height lounge / diner, which features a striking mezzanine level (perfect for a study or additional relaxation area), a magnificent stained glass window that frames picturesque views of the grounds, and a truly remarkable fireplace imported from Egypt (a unique focal point within the living space).

The property offers superb versatility, with three spacious double bedrooms, all benefitting from fitted wardrobes to provide ample storage. One of the bedrooms is conveniently located on the ground floor and enjoys the luxury of a dressing area and a modern en-suite shower room, while the two further bedrooms are situated on the first floor and are served by a well-appointed family shower room.

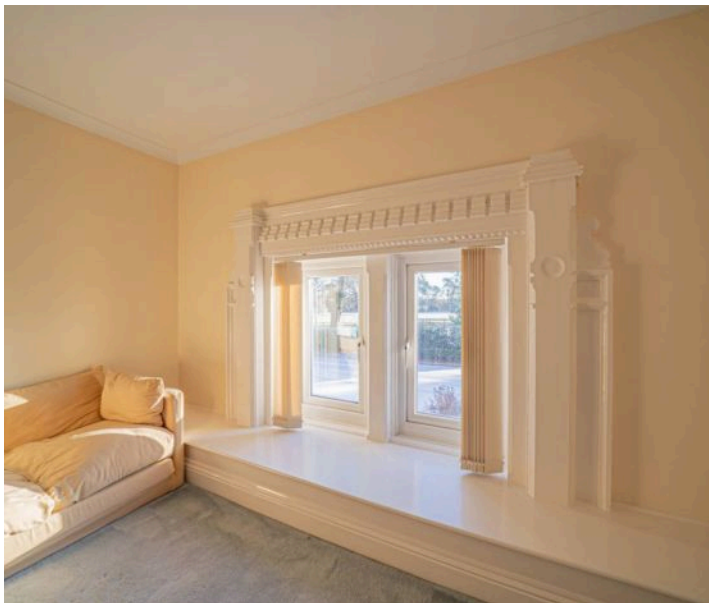




Throughout, the apartment is finished to a high standard, with thoughtful touches and quality fixtures that enhance both comfort and style. Residents of Chadwick Manor enjoy exclusive access to a range of amenities, including private parking and a full size double garage (ideal for secure vehicle storage or additional storage needs).

The property is offered to the market with the significant advantage of no upward chain, ensuring a smooth and efficient purchase process.

Whether you are seeking a substantial main residence or a refined pied-à-terre, this duplex apartment at Chadwick Manor presents a rare blend of character, space, and convenience in a highly sought-after setting. Early viewing is highly recommended to fully appreciate the unique features and generous accommodation on offer.





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: F

Tenure: Share of Freehold





- Large Three Double Bedroom Duplex Apartment Set In The Prestigious Chadwick Manor
- With Expansive Grounds, Tennis Court, Communal Gardens, Private Parking & A Full Size Double Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway, Leading To A Fully Fitted Breakfast Kitchen, Convenient Guest WC & Large Double Height Lounge / Diner With A Mezzanine Level
- The Property Also Features A Large Stained Glass Window With Views Of The Grounds & An Impressive Fireplace Which Was Imported From Egypt
- The Property Benefits From Three Large Bedrooms, One Of Which Is Located On The Ground Floor And Boasts A Dressing Area & Modern En-Suite Shower Room
- The Two Further Bedrooms Are Located On The First Floor & Are Serviced By A Family Shower Room, With All Bedrooms Affording Fitted Wardrobes
- Boasting A Double Garage With Electric Garage Doors
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

12' 2" x 8' 0" (3.72m x 2.44m)

DOUBLE HEIGHT LOUNGE / DINER

24' 11" x 22' 2" (7.59m x 6.76m)

PRINCIPAL BEDROOM

16' 4" x 12' 10" (4.97m x 3.92m)

DRESSING AREA

6' 5" x 4' 8" (1.95m x 1.43m)

ENSUITE

7' 8" x 6' 2" (2.34m x 1.88m)

FIRST FLOOR

MEZZANINE

BEDROOM TWO

17' 7" x 12' 6" (5.36m x 3.81m)

BEDROOM THREE

12' 6" x 6' 11" (3.80m x 2.10m)

SHOWER ROOM

7' 9" x 6' 1" (2.37m x 1.86m)

LOFT SPACE

11' 4" x 4' 11" (3.45m x 1.49m)

TOTAL SQUARE FOOTAGE

223.0 sq.m (2398 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

19' 10" x 17' 11" (6.04m x 5.46m)

OFF STREET PARKING

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all three bedrooms and electric garage doors. All furniture (excluding personal items) can be included in the sale if required.

ADDITIONAL INFORMATION

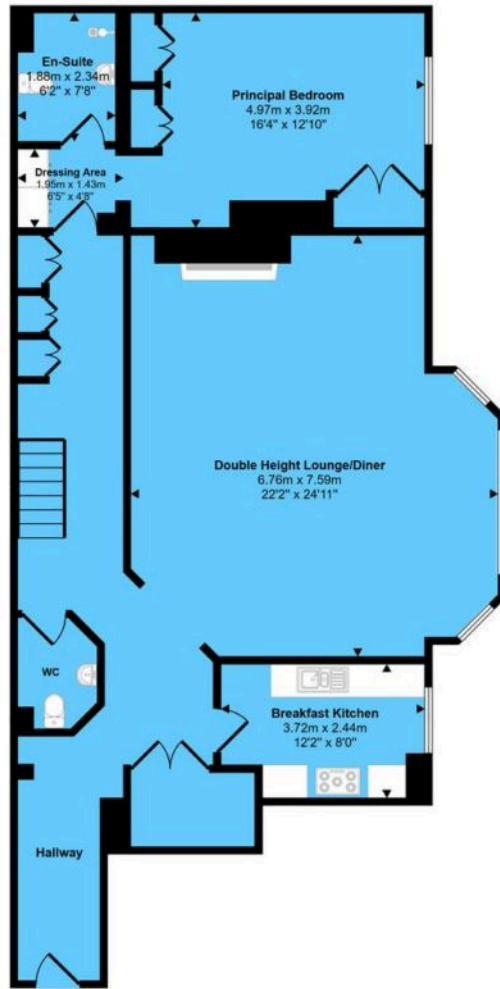
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £5,100.00 pa.

INFORMATION FOR POTENTIAL BUYERS

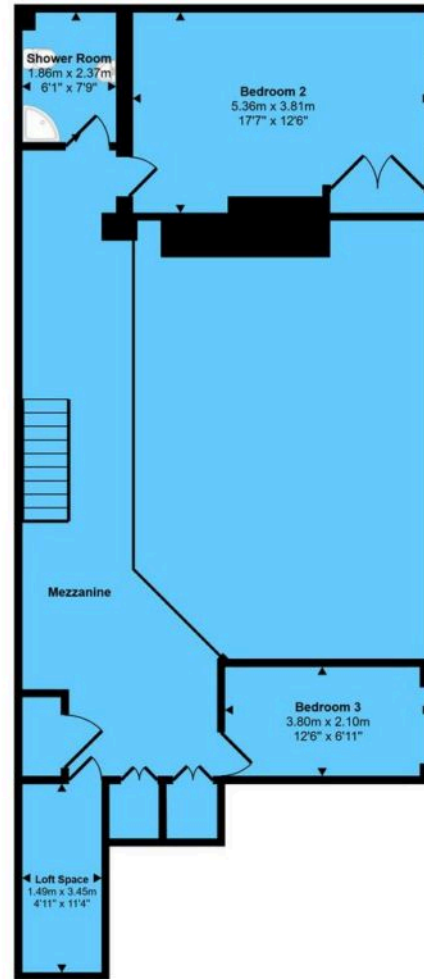
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



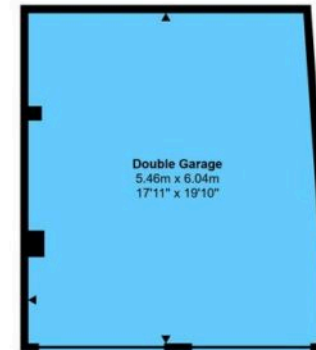
Approx Gross Internal Area
223 sq m / 2398 sq ft



Ground Floor
Approx 122 sq m / 1314 sq ft



First Floor
Approx 69 sq m / 742 sq ft



Garage
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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