



Warwick Road, Chadwick End

Offers Over £300,000





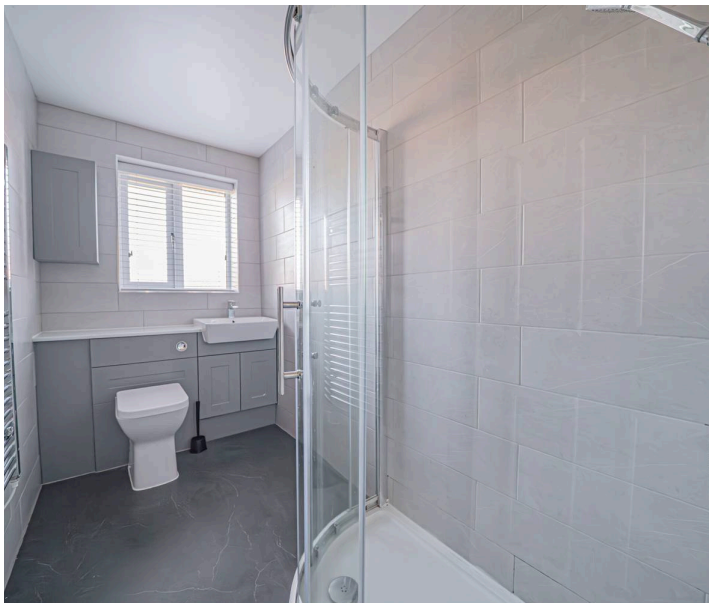
PROPERTY OVERVIEW

Situated in the centre of Chadwick End on the corner of Rising Lane is this very well presented two bedroom townhouse, which is available to purchase with no onward chain.

Being an ideal opportunity for first-time buyers or investors (potential rental value of £1295 pcm), the property provides potential purchasers with:- entrance hallway, fitted breakfast kitchen, living room with patio doors to the rear garden, two bedrooms (both with fitted wardrobes) and a modern family shower room.

Outside, there is a private South Westerly facing garden, offering a paved patio and access to the parking area with two allocated spaces.

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





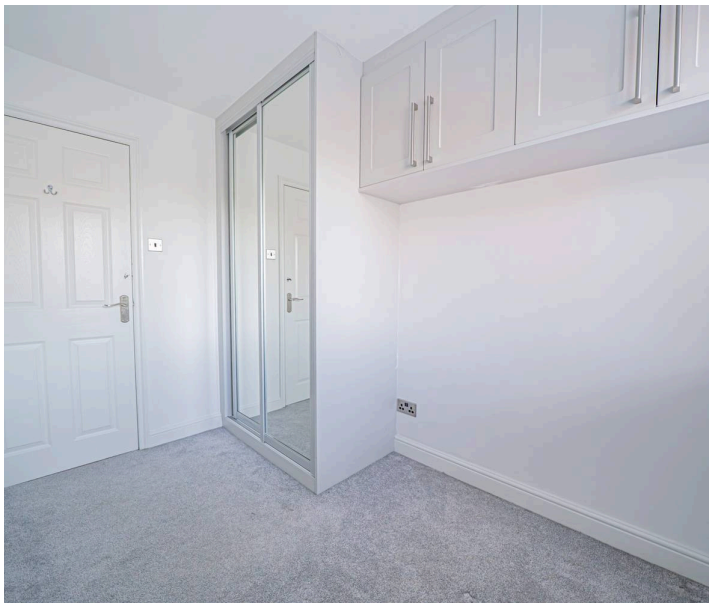
PROPERTY LOCATION

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

- Two Bedroom Townhouse
- Well Presented Throughout
- No Onward Chain
- Modern Breakfast Kitchen
- Living Room Overlooking Rear Garden
- Fitted Wardrobes In Both Bedrooms
- Re-Fitted Shower Room
- South Westerly Facing Rear Garden
- Allocated Parking





ENTRANCE HALLWAY

BREAKFAST KITCHEN

12' 8" x 12' 8" (3.87m x 3.87m)

LIVING ROOM

14' 10" x 12' 8" (4.52m x 3.87m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 3" x 9' 11" (4.65m x 3.02m)

BEDROOM TWO

9' 6" x 7' 4" (2.89m x 2.23m)

SHOWER ROOM

9' 6" x 5' 5" (2.89m x 1.65m)

TOTAL SQUARE FOOTAGE

64.9 sq.m (699 sq.ft) approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

SOUTH WESTERLY FACING GARDEN

PAVED PATIO AREA

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, some carpets, some curtains, some blinds, some light fittings and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

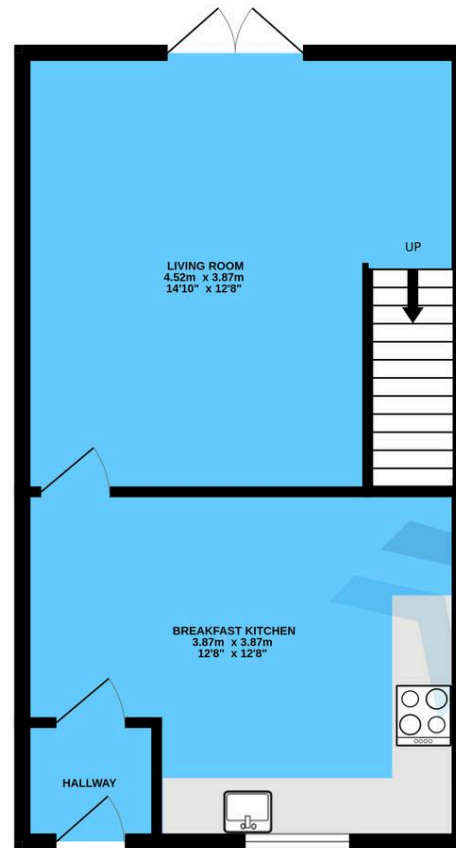
Services – direct mains water, sewers and electricity.
Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

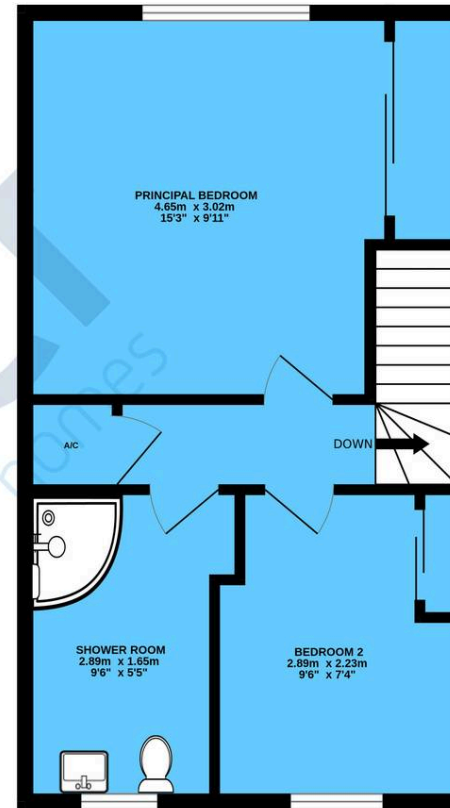
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 64.9 sq.m. (699 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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