



Oldwich Lane West, Chadwick End  
£295,000





## PROPERTY OVERVIEW

Situated on the outskirts of Chadwick End, and offered to the market with no upward chain is this one bedroom barn conversion set on the most individual and outstanding development. Built to the highest specification throughout and benefiting from the balance of the ten year new build guarantee, "The Barns" consists of thirteen individually designed properties built in 2016 to exacting environmental standards in a peaceful rural location.

Internal viewing is highly recommended to fully appreciate the specification and location of the property which in summary offers potential purchasers:- allocated parking for two vehicles together with visitor parking, a private garden, open plan living / dining / kitchen area with log burner and integrated appliances, one bedroom with fitted wardrobes and a bathroom. In addition, the property has been built to be as environmentally friendly as possible and benefits from underfloor heating throughout supplied via an air source heat pump.



- One Bedroom Barn Conversion
- No Onward Chain
- Open Plan Living / Dining & Kitchen Area
- Double Bedroom with Built in Wardrobes
- Wood Burning Stove
- Underfloor heating via Air Source Heat Pump
- Two Allocated Parking Spaces
- Low Maintenance Fore garden
- Excellent 'Lock Up & Leave' / Rental Opportunity



#### 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: C

Tenure: Freehold

#### LIVING/DINING & KITCHEN AREA

22' 3" x 14' 1" (6.78m x 4.28m)

#### BEDROOM

12' 10" x 9' 6" (3.92m x 2.90m)

#### BATHROOM

9' 8" x 5' 9" (2.94m x 1.76m)

#### TOTAL SQUARE FOOTAGE

48.0 sq.m (517 sq.ft) approx.

#### OUTSIDE THE PROPERTY

ALLOCATED PARKING

PRIVATE GARDEN





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

Extractor, fridge, freezer, dishwasher, underfloor heating, lean too, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and shared sewage treatment plant. Broadband - connected.

#### **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.

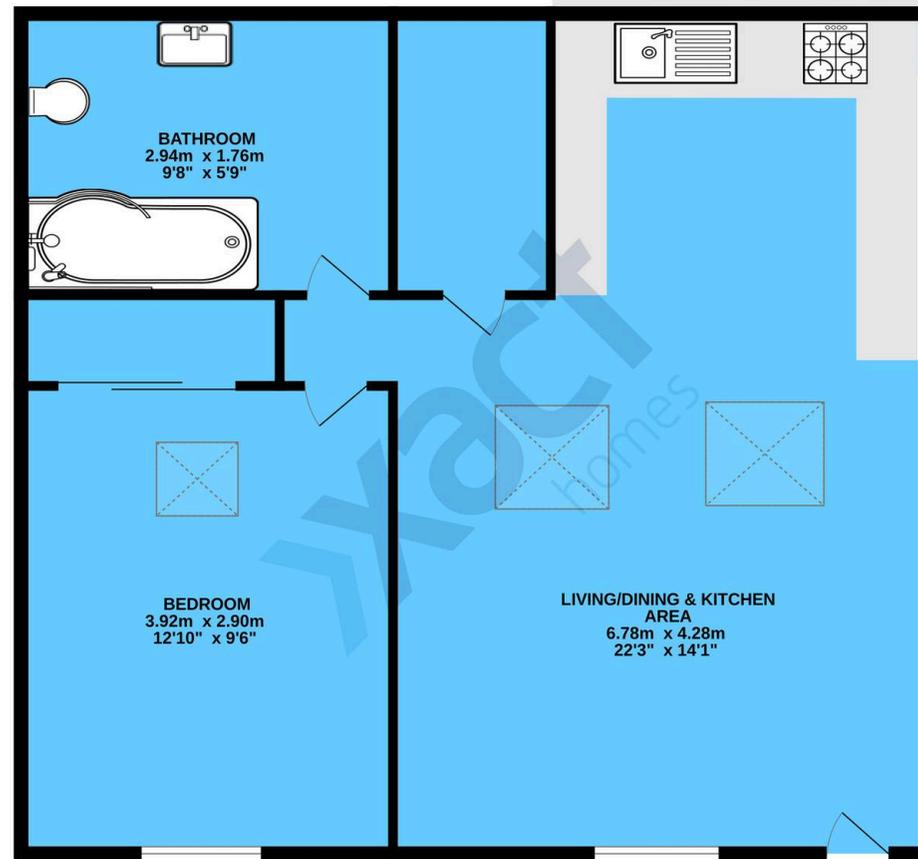
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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



TOTAL FLOOR AREA: 48.0 sq.m. (517 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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