




2 Thistlewood Grove, Chadwick End, Solihull, B93 0DW  jogging.suiting.vines
£425,000

Overview

2 Thistlewood Grove is a handsome, well proportioned, 4 bedroom, 3 storey, end townhouse, family home. Being tastefully presented throughout and set within this highly desirable semi-rural residential area, this impressive home demands an early internal viewing to fully appreciate the spacious accommodation on offer.

Tenure

We have been advised that the property is FREEHOLD however, the separate garage is Leasehold for 80 years unexpired (99 years from July 5th 2004) subject to an annual ground rent of TBC. however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band F

Services

Mains electricity, water (metered) drainage & sewerage
Broadband is currently provided by TalkTalk Fibre Optic (according to OFCOM the maximum download/upload speeds are 1000Mbps and 220Mbps respectively for this area)

Key Features

- 4 bedroom, 3 storey end townhouse
- Entrance porch
- Reception hall
- Lobby
- Guest cloakroom
- Lounge
- Fitted dining kitchen
- First & second floor landings
- Boarded loft space
- 4 bedrooms (one currently utilised as a lounge)
- En-suite shower room
- Family bathroom
- LPG central heating
- Double glazing
- Easily maintained front, side & rear gardens
- Rear garage (Leasehold)
- Driveway parking to the rear for one vehicle

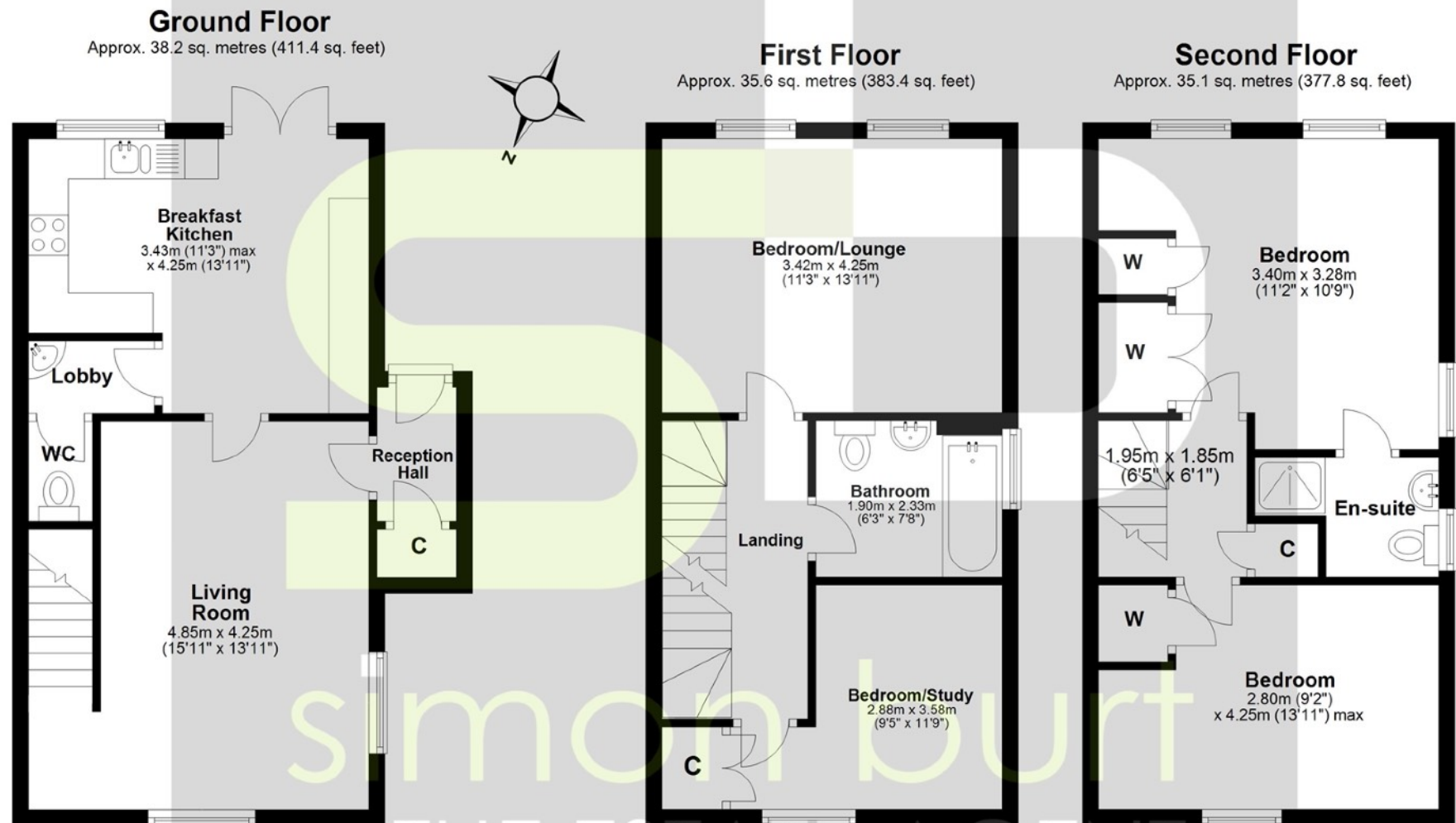
Vendor Comments

We moved in to our home 21 years ago intending only to stay for 5 years. It is the best place to come home too after being away on holiday or just a day at work. We have used the space here in many different ways to suit our family life.

Chadwick End has a great community spirit and has regular quiz nights and coffee mornings in the local village hall and neighbours to call on if needed.

There are lots of great walks from our doorstep and also 2 national trust within walking distance, great local pubs and very easy to hop on the train to London, Stratford and Birmingham.





Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

2 Thistlewood Drive

simon burt
THE ESTATE AGENT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.