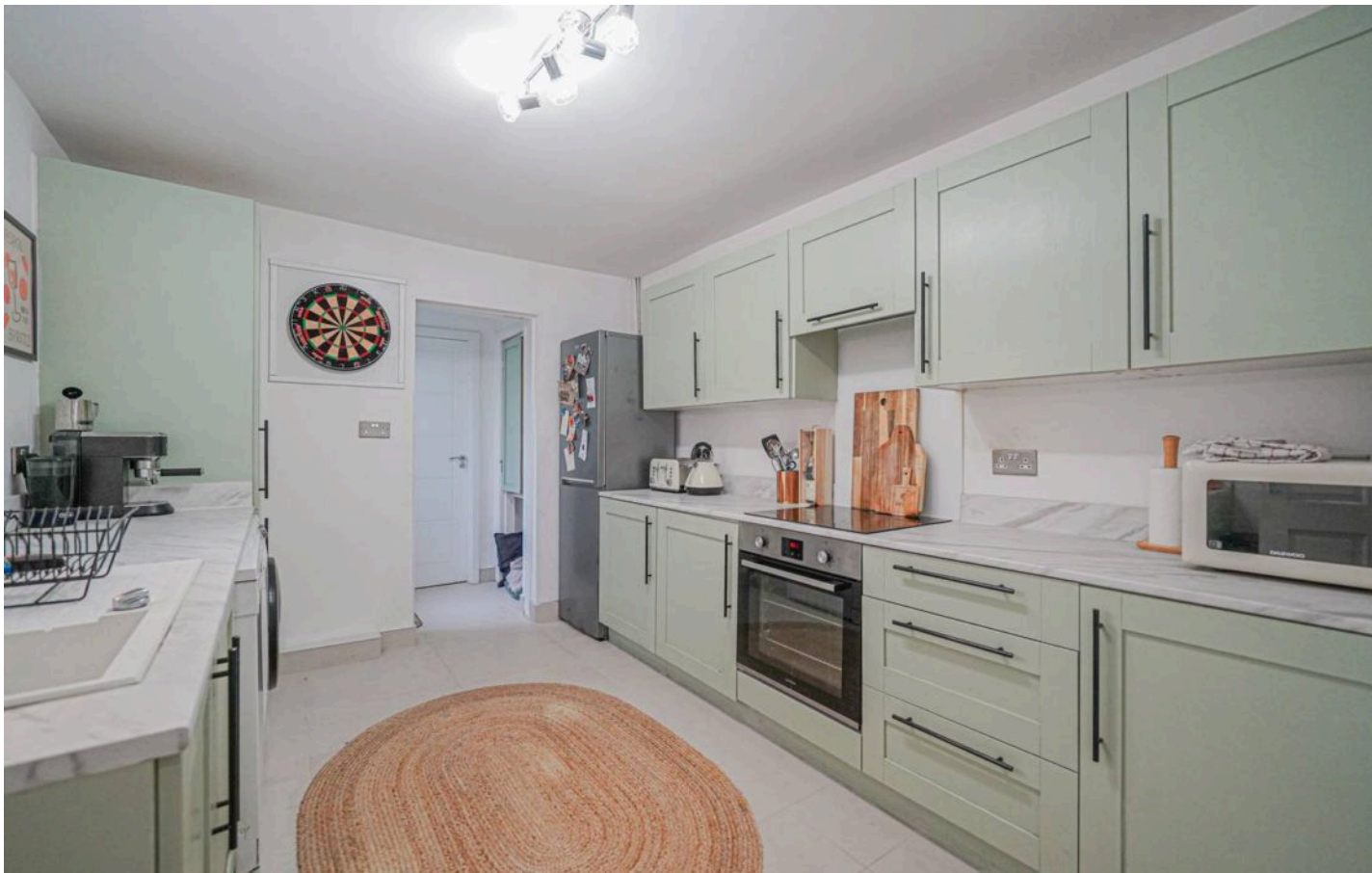




Warwick Road, Chadwick End
£265,000





PROPERTY OVERVIEW

Located within the sought after village of Chadwick End is this refurbished and re-decorated two double bedroom cottage with the benefit of a gravel driveway to the front and a private rear garden to the rear. In summary the living accommodation provides potential purchasers with:- enclosed entrance porch, living room with multi-fuel stove, refurbished breakfast kitchen with underfloor heating and a luxury bathroom which has been recently updated, to the first floor there are two double double bedrooms (1 with newly fitted wardrobes).

Outside the property has a good size private rear garden and a gravel driveway to the front of the property.

Viewing is by appointment only with Xact Homes on 01676 534 411.



- Beautifully Presented Character Cottage
- Recently Redecorated Throughout
- Living Room With Wood Burning Stove
- Refitted Kitchen with Underfloor Heating
- Re-Fitted Bathroom
- Two Double Bedrooms
- Off Road Parking
- Private Rear Garden



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: B

Tenure: Freehold

PORCH

LIVING ROOM

14' 9" x 9' 1" (4.49m x 2.78m)

KITCHEN

11' 10" x 9' 0" (3.61m x 2.75m)

BATHROOM

9' 2" x 5' 11" (2.80m x 1.80m)

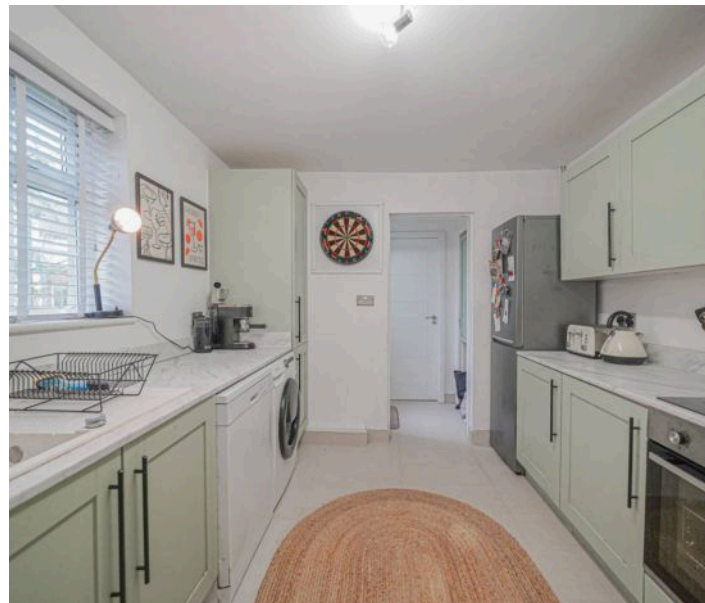
FIRST FLOOR

BEDROOM ONE

11' 9" x 9' 3" (3.59m x 2.81m)

BEDROOM TWO

11' 11" x 9' 3" (3.62m x 2.82m)





OUTSIDE THE PROPERTY

Patio garden

ITEMS INCLUDED IN THE SALE

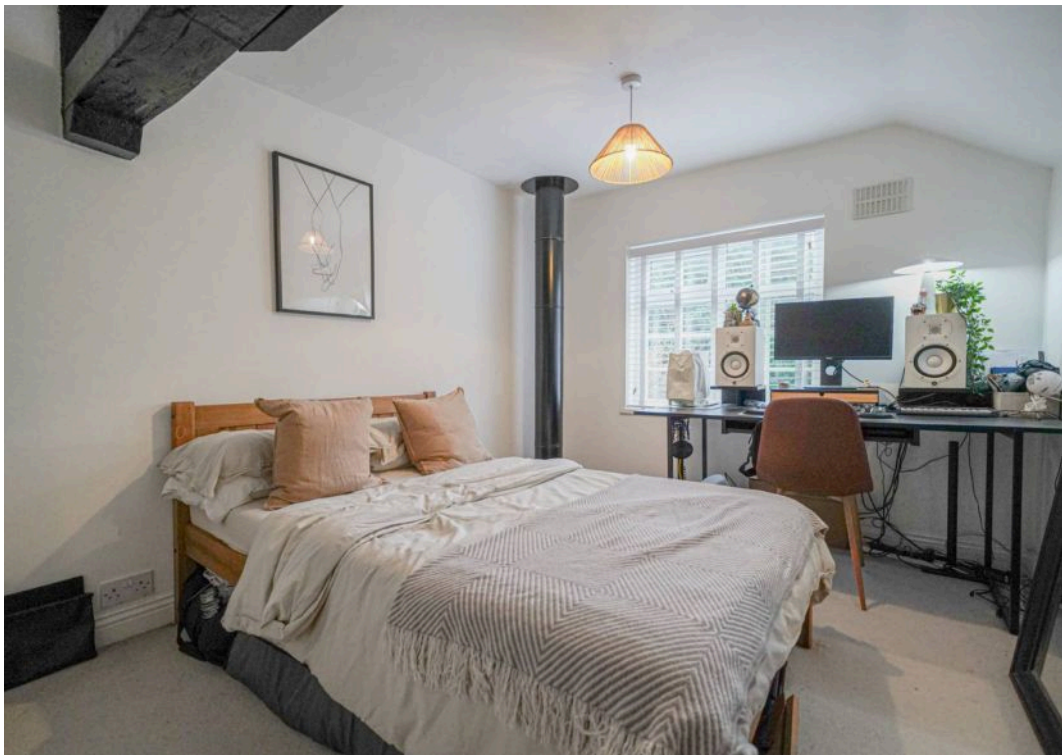
Integrated oven, integrated hob, extractor, dishwasher, underfloor heating, garden shed, some carpets, all blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

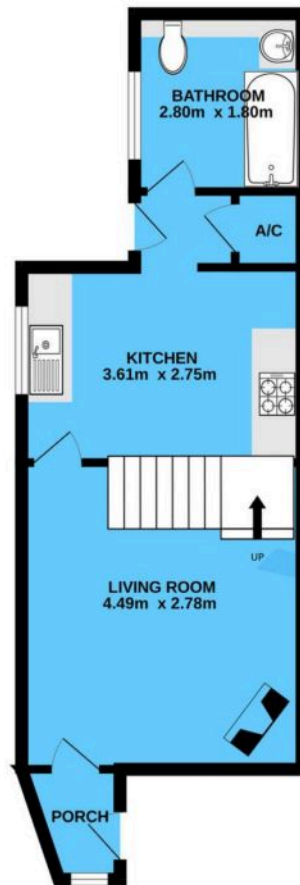
Services: mains electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

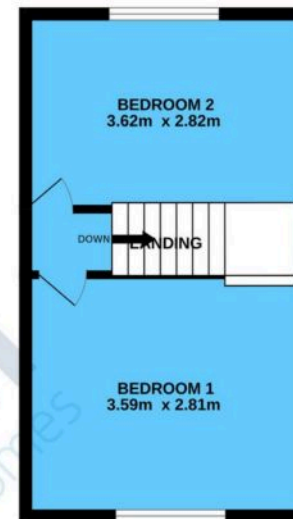
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



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 Metreplan 11/2023

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

