



Thistlewood Grove, Chadwick End

Guide Price £260,000



PROPERTY OVERVIEW

Nestled within the sought-after locale of Chadwick End Village, this well-presented two-bedroom coach house offers a delightful living space ideal for both first-time buyers and investors alike. Accessed via the private garden, this charming property boasts a serene environment, characterised by a well-maintained lawn and an ample-sized patio area, providing the perfect backdrop for outdoor relaxation and alfresco dining. Upon entering the property, the spacious entrance hallway leads to all living accommodations. The highlight of the residence is the large dual-aspect lounge/diner, where an abundance of natural light floods the room, creating a warm and inviting ambience. Adjacent to the living area is the modern fully-fitted kitchen, equipped with contemporary fixtures and ample storage space, offering a functional and stylish setting for culinary endeavours. The property further comprises two well-proportioned bedrooms (one ensuite) and a family bathroom featuring modern amenities, providing comfortable retreats for rest and relaxation. Situated in the heart of Chadwick End Village, residents will benefit from a convenient location that combines a rural setting with easy access to local amenities, schools, and transport links. Whether you are looking for a peaceful retreat or an investment opportunity, this property offers a versatile living space that caters to various lifestyles.



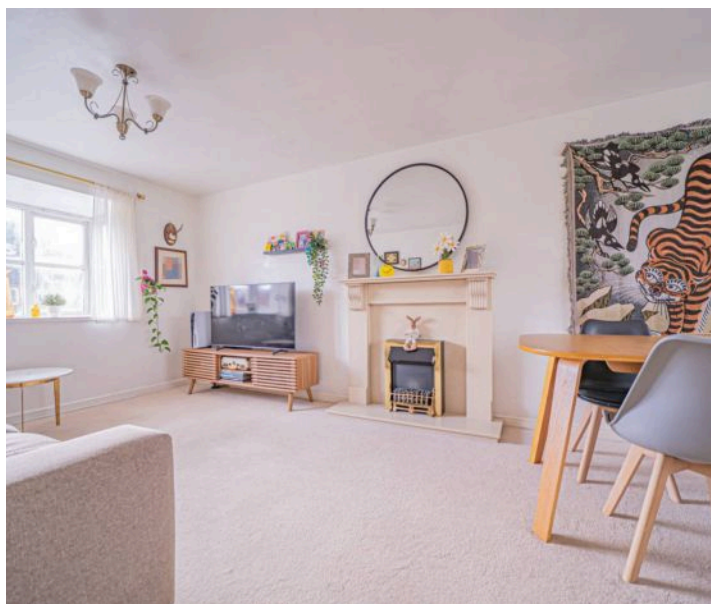
In summary, this two-bedroom coach house presents a unique opportunity to own a property in a desirable location, boasting a private garden, well-presented living spaces, and proximity to essential facilities. With its blend of modern comforts and serene surroundings, this home is sure to appeal to discerning buyers seeking a quality residence in a prime residential area.

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 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: Leasehold





- Well Presented Two Bedroom Coach House With A Private Garden
- The Property Is Accessed Via The Private Garden Which Is Mainly Laid With Lawn & Benefits From An Ample Sized Patio Area
- All Living Accommodation Is Located Off The Entrance Hallway, The Property Boasts A Large Dual Aspect Lounge/Diner & Modern Fully Fitted Kitchen
- With Two Well Proportioned Bedrooms (One Ensuite) And A Well Appointed Family Bathroom
- Located In The Heart Of Chadwick End Village
- Ideal For A First Time Buyer Or Investor

ENTRANCE HALLWAY

LOUNGE/DINER

18' 8" x 11' 0" (5.69m x 3.35m)

KITCHEN

8' 10" x 8' 0" (2.69m x 2.44m)

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

ENSUITE

8' 10" x 4' 7" (2.69m x 1.40m)

BEDROOM TWO

11' 6" x 8' 0" (3.51m x 2.44m)

BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

TOTAL SQUARE FOOTAGE

63.9 sq.m (688 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

ALLOCATED PARKING

PRIVATE GARDEN WITH PATIO AREA



ITEMS INCLUDED IN THE SALE

integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine and all carpets and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2668.16 pa. Ground rent - £75 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.

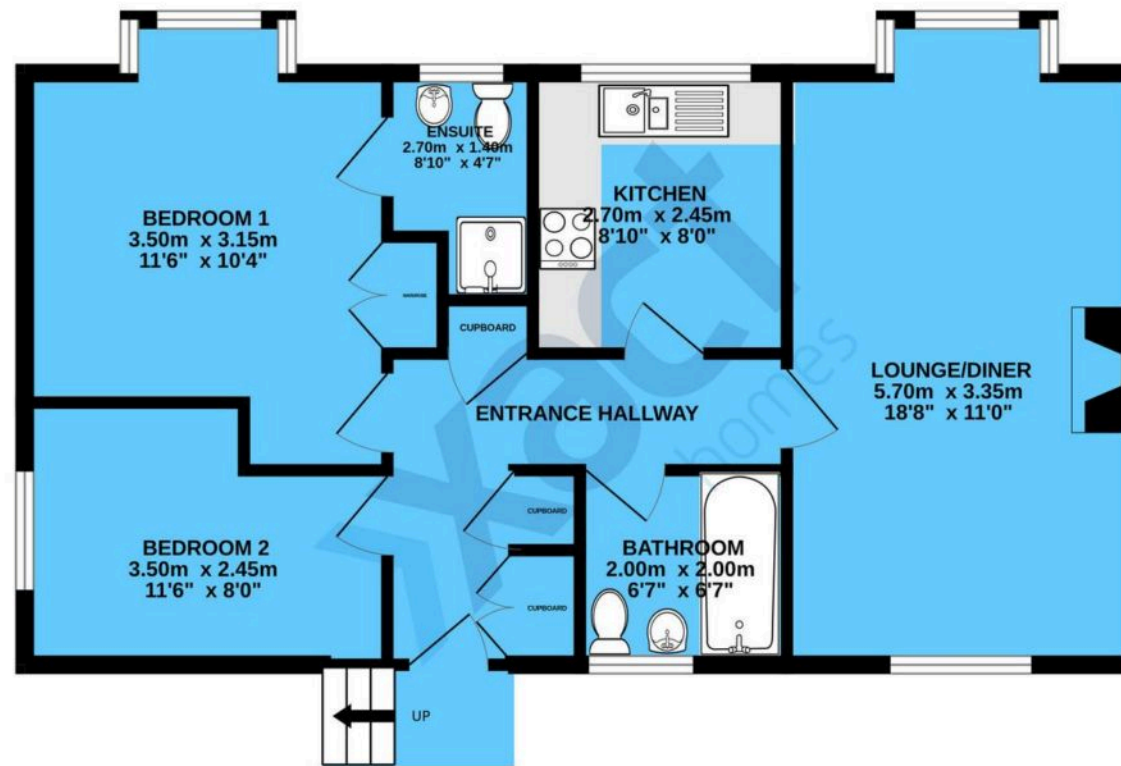
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





TOTAL FLOOR AREA : 63.9 sq.m. (688 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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