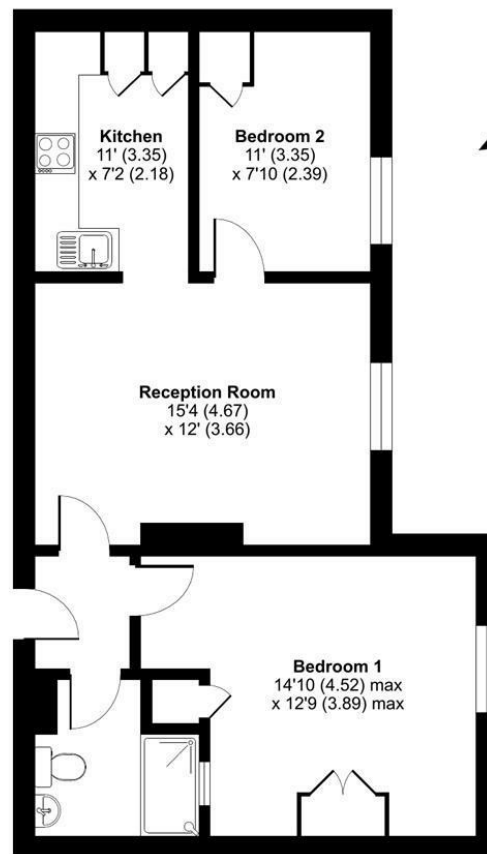


**Chadwick Manor, Warwick Road, Knowle, Solihull, B93**

Approximate Area = 626 sq ft / 58.1 sq m  
For identification only - Not to scale



FIRST FLOOR

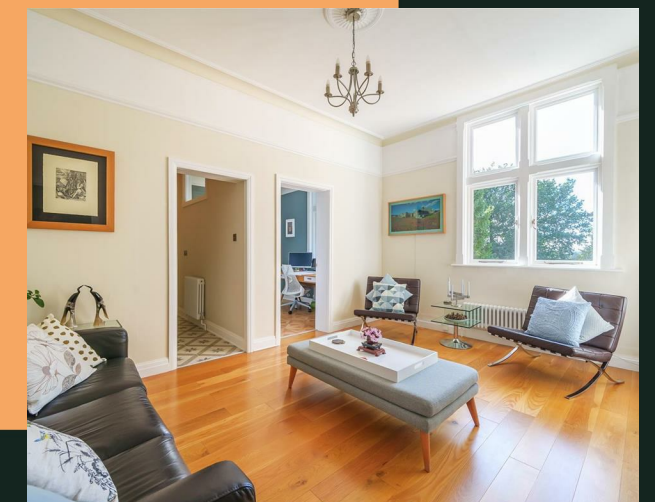
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Vision Properties. REF: 1189933

# Chadwick Manor, Warwick Road, B93



**PROPERTY ADDRESS**  
18 Chadwick Manor,  
Warwick Road  
Knowle  
B93 OAT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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- Converted Country Manor House
- Delightful Established and Extensive Communal Grounds + Formal Lawns
- Two Bedroomed First Floor Apartment
- Garage + Visitors Parking
- Residents Tennis Court

**\*\*CHAIN FREE\*\***

This modernised apartment stands within delightful established and well-maintained grounds which overlook open fields and countryside. The location provides a rural feel whilst only being three miles away from the High Street in Knowle which offers many local shops, inns, restaurants, as well as its proximity to both the M42 and M40. It is also a short drive to other neighbouring villages such as Chadwick End and Solihull Town Centre. Chadwick End is surrounded by open greenbelt countryside and neighbours Lapworth, a popular village with primary school, local stores, doctors' surgery and country inns including The Boot, The Orange Tree and The Navigation.

The property enjoys a private long tree lined driveway leading to the resident's car park and entrance. From the car park this provides access to the established gardens and tennis court. The apartment also benefits from a garage located in the rear courtyard.

This first floor apartment boasts:

A reception room (4.67 x 3.66)- light and spacious area with high ceilings, character features, wooden flooring and a feature fireplace.

Kitchen (3.35 x 2.18) - a modernised space which offers generous amounts of units and integrated appliances including a fridge freezer, washer/dryer and dishwasher.

Bedroom One (4.52 x 3.89) – spacious master bedroom with wooden flooring, built in wardrobe, and tall windows with shutters, to let in the natural light.

Bedroom Two (3.35 x 2.39) – second double bedroom with wooden floors and a built-in storage cupboard.



Your Text Here



Bathroom - beautifully decorated three-piece suite.

The property is fitted out with modern & high-quality fixtures and fittings, benefitting from sizeable windows which offer gorgeous views of the fields and countryside.

Leasehold details:

Ground rent - £200 PA  
 Service charge - £2559.02 PA  
 Share of Freehold  
 EPC - E