



Chadwick Manor, Knowle B95 0AT

Guide Price £565,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## Chadwick Manor, Knowle B95 0AT

Set within 7 acres of land, Chadwick Manor; a large Victorian country mansion house converted in 1983 into apartments. The property enjoys a delightful rural setting with stunning countryside views to the rear, the use of established and well maintained grounds with residents parking, garaging and tennis court. The accommodation is double glazed and gas centrally heated and has parking within two carparks, double garage and a good patio area to the rear. Chadwick Manor is approached via an impressive tree-lined driveway and is located just south of Knowle, close to Chadwick End with Solihull and Warwick both within approximately eight miles. Chadwick End provides an excellent reputable country inn, The Orange Tree, with Knowle well known for its High Street of many period and character buildings. Dorridge, the neighbouring village, has a railway station which, on the Chiltern Line, links Birmingham Snow Hill with London Marylebone. Warwick is well known for its market place and historic castle and Solihull provides further and more comprehensive facilities. The local M40 and M42 lead to the Midlands motorway network, centres of commerce and culture, the NEC, Birmingham International Airport and Railway Station.

Access to the property is gained via a communal entrance door with video entry system leading to a communal hall only shared with one other apartment.







## ENTRANCE HALL

Oak parquet style flooring, doors to the living room and WC.

## GUEST WC

Oak parquet style flooring, trip switch consumer unit, useful built in storage cupboards, corner vanity unit with free standing glass basin and mixer tap and oak surface, WC with concealed cistern, extractor fan and half height tiled walls.

## DELIGHTFUL LIVING ROOM

A beautiful spacious living room with a full height, double glazed bay window overlooking the wonderful gardens with open fields beyond, wall light points, stairs off to the first floor, HIVE Heating control, feature fireplace surround with electric fire, three radiators and door to;

## SPACIOUS KITCHEN/ DINING ROOM

A wide range of solid wood fronted, base, wall and drawer units, granite work tops, sink drainer unit, integrated dishwasher, range cooker with extractor over, American style fridge freezer, slate tiled flooring, ample space for large table, ceiling spot lights, double glazed French doors to the patio, hidden corner cupboard housing the central heating boiler and additional shelved storage.

## UTILITY

Laminate flooring, washing machine and tumble dryer.









## FIRST FLOOR LANDING

Stairs from the living room and doors to:

### BEDROOM ONE

Double glazed bay window looking onto the gardens, mezzanine section with balustrade rail. Two central heating radiators, ceiling downlights, coving to ceiling, door to ensuite and sliding doors to;

### HIDDEN WALKIN WARDROBE

An extensive range of shelving, fitted drawers and hanging rail, ceiling downlights and floor to ceiling mirror.

### ENSUITE SHOWER ROOM

Feature tiled walls, modern white suite, WC, wall mounted wash basin, double cubicle with thermostatic shower, rain head and separate spray head. Chromed heated towel rail, extractor fan and shaver point.

## BEDROOM TWO

Full length fitted wardrobes with hanging rails and shelving and sliding mirror fronted doors, double glazed window looking over the gardens and radiator .

### BATHROOM

Feature tiled walls, Modern white suite with corner bath, wall mounted wash basin, WC, double cubicle with thermostatic shower, rain head and separate spray attachment. Chromed heated towel rail, ceiling downlights and airing cupboard.





## OUTSIDE

Enjoying a private long tree lined driveway leading to the resident's car parks and entrance. From the car park this provides access to the established gardens and tennis court. There is also a paved terrace to the rear of the apartment with power, light and water tap.

## DOUBLE GARAGING

The apartment enjoys two garages which are side by side, power external lighting and communal tap for washing the car.

The apartment benefits from HIVE heating.

EPC not required (Historic building). Council tax band E (Solihull Metropolitan Borough Council).

## TENURE

Share of Freehold. Each apartment has one share in Chadwick Manor Ltd which owns the freehold. Chadwick Manor Ltd. There are 990 unexpired on the lease.



## INFORMATION

Super fast fibre is connected to the property.

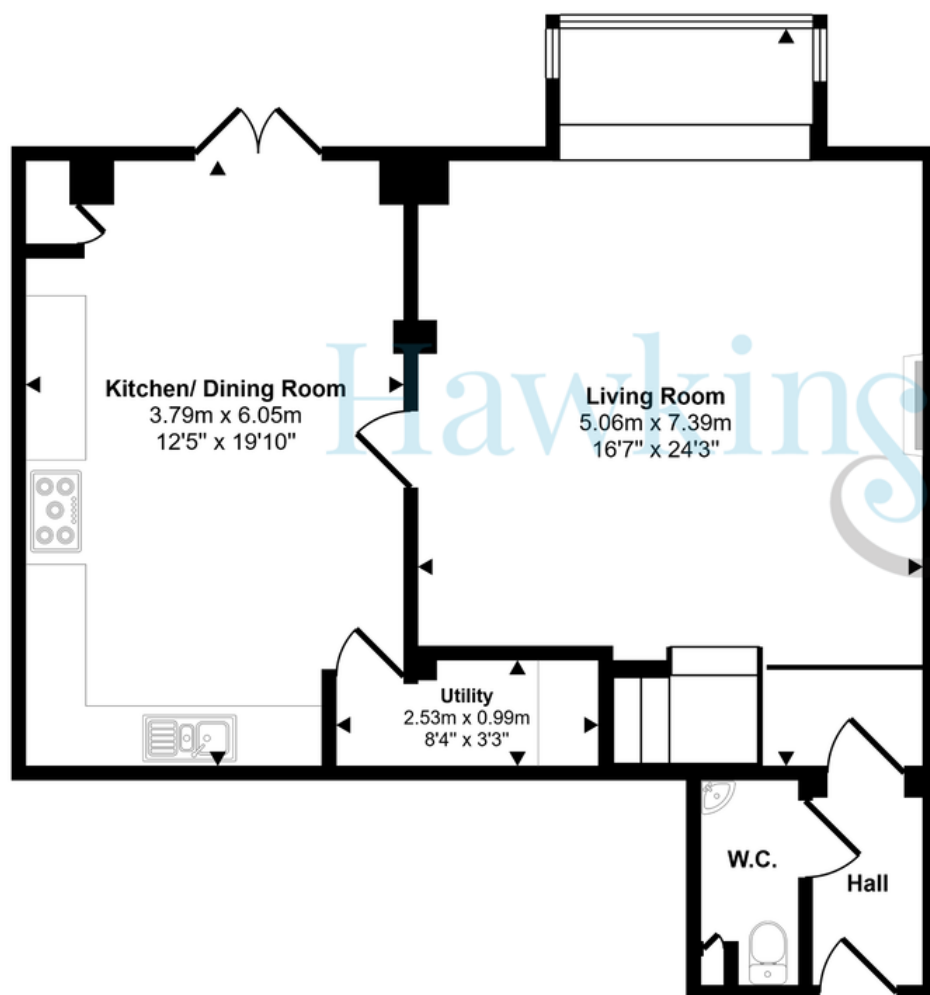




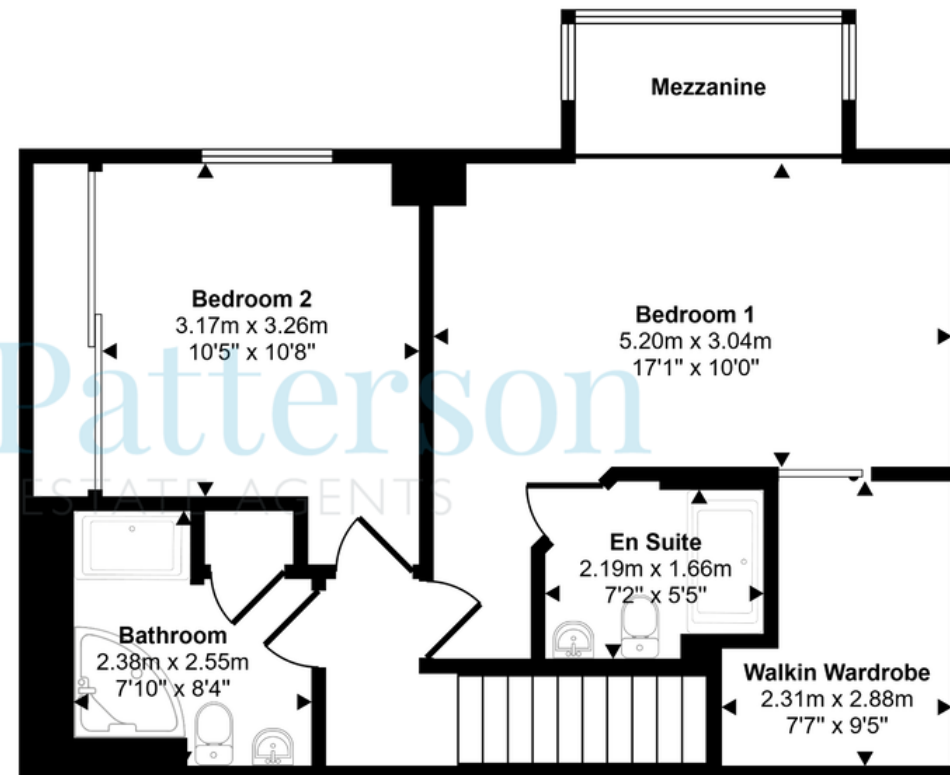




Approx Gross Internal Area  
118 sq m / 1275 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft



First Floor  
Approx 56 sq m / 601 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and