



Warwick Road, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Introducing a rare opportunity to acquire a large three double bedroom duplex apartment nestled within the prestigious confines of Chadwick Manor. Embraced by expansive grounds, the property offers residents a plethora of amenities such as a tennis court, communal gardens, private parking, and a full-size double garage. Upon entering the property, you are greeted by an inviting entrance hallway (with under stairs storage), downstairs cloakroom (with storage cupboard), which leads to the downstairs living quarters. The fully fitted breakfast kitchen is a chef's delight, boasting large picture windows that provide a tranquil view of the sprawling gardens - a perfect setting for morning coffee. Two generously proportioned reception rooms offer distinct living spaces; one features a captivating fireplace and bay window, while the other grants access to a private patio overlooking the manicured gardens. Ascending to the upper level, three spacious double bedrooms await each thoughtfully designed with fitted wardrobes to ensure ample storage solutions. A large linen cupboard located next to the principal bedroom and two stylishly appointed bathrooms, residents can unwind in the main family bathroom with its luxurious whirlpool bath or revel in the comforts of the en-suite bathroom attached to the principal bedroom, complete with both a separate bath and shower.





This exceptional residence is offered to the market with the added convenience of no upward chain, ensuring a seamless transition for prospective buyers. Merging sophistication with functionality, this duplex apartment in Chadwick Manor presents a unique opportunity to experience elevated living within a prestigious community. Arrange a viewing today to discover the allure and grandeur of this remarkable property.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: G

Tenure: Share of Freehold





- Offered To The Market With The Benefit Of No Upward Chain
- Large Three Double Bedroom Duplex Apartment Set In The Prestigious Chadwick Manor
- With Expansive Grounds, Tennis Court, Communal Gardens, Private Parking & A Full Size Double Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway Which Leads To A Fully Fitted Breakfast Kitchen With Large Picture Windows Overlooking The Expansive Gardens
- The Property Also Boasts Two Large Reception Rooms One With A Feature Fireplace & Bay Window & The Other Reception Room Benefits From Access Onto The Private Patio Looking Onto The Gardens
- Upstairs The Property Has Three Large Double Bedrooms All Of Which Afford Fitted Wardrobes
- The Three Bedrooms Are Serviced By Two Well Appointed Bathrooms, The Main Family Bathroom Has Been Recently Updated Featuring A Bath
- The Other Bathroom Is En-Suite To The Principal Bedroom With Both Separate Bath & Shower

ENTRANCE HALLWAY

29' 6" x 3' 5" (8.99m x 1.04m)

WC

6' 2" x 6' 2" (1.88m x 1.88m)

LOUNGE

24' 3" x 15' 5" (7.39m x 4.70m)

DINING ROOM

15' 2" x 14' 9" (4.62m x 4.50m)

BREAKFAST KITCHEN

16' 4" x 13' 9" (4.98m x 4.19m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 6" x 15' 5" (5.33m x 4.70m)

ENSUITE

10' 7" x 6' 6" (3.23m x 1.98m)

BEDROOM TWO

19' 7" x 13' 11" (5.97m x 4.24m)

BEDROOM THREE

13' 10" x 12' 2" (4.22m x 3.71m)

BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m)

TOTAL SQUARE FOOTAGE

175.3 sq.m (1887 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE PATIO

PRIVATE PARKING

COMMUNAL GARDENS

DOUBLE GARAGE

ITEMS INCUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets and light fittings and fitted wardrobes in three bedrooms.



ADDITIONAL INFORMATION

Services - communal gas supply (monitored and billed per apartment, dependent on usage by the managing agent), mains electricity and sewers. Broadband - ADSL copper wire. Service charge - £4410.30 pa. Ground rent - £100 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.

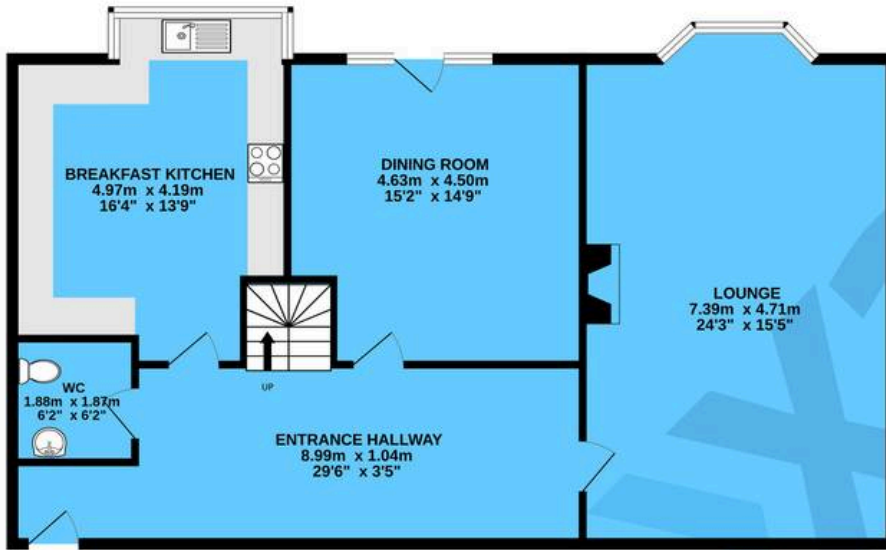
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

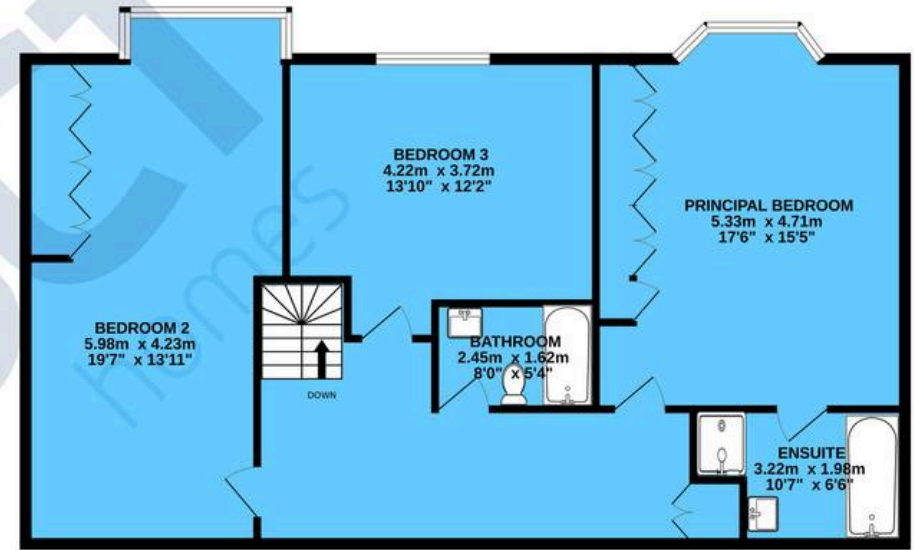




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 175.3 sq.m. (1887 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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