



Bakers Mews Warwick Road, Chadwick End

Offers Over £350,000



PROPERTY OVERVIEW

Situated in the centre of Chadwick End is this well presented three bedroom semi-detached property which has planning permission in place for a significant extension to the side and the rear. Backing onto open countryside the property provides potential purchasers with:- entrance hall, lounge, conservatory, fitted kitchen, guest WC, three bedrooms and a modern family bathroom. Outside there is a good size South Westerly facing garden, garage to the rear and driveway parking to the front of the property.

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





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: D

Tenure: Freehold

- Three Bedroom Semi-Detached
- Planning Permission Granted for Significant Extension
- Modern Fitted Kitchen
- Large Lounge with Woodburning Stove
- South Westerly Facing Rear Garden
- Garage & Off Road Parking
- Conservatory
- Adjacent to Open Fields





ENTRANCE HALL

LOUNGE

27' 2" x 12' 8" (8.27m x 3.85m)

CONSERVATORY

10' 8" x 9' 7" (3.25m x 2.92m)

KITCHEN

12' 5" x 4' 8" (3.78m x 1.43m)

GUEST WC

FIRST FLOOR

BEDROOM ONE

11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM TWO

12' 0" x 6' 0" (3.66m x 1.83m)

BEDROOM THREE

12' 0" x 6' 0" (3.66m x 1.83m)

BATHROOM

OUTSIDE THE PROPERTY

SOUTH WESTERLY FACING GARDEN

GARAGE TO THE REAR

DRIVEWAY PARKING TO THE FRONT



**ITEMS INCLUDED IN SALE**

AEG integrated oven, Beko integrated hob, Cooke & Lewis extractor, Hotpoint fridge freezer, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

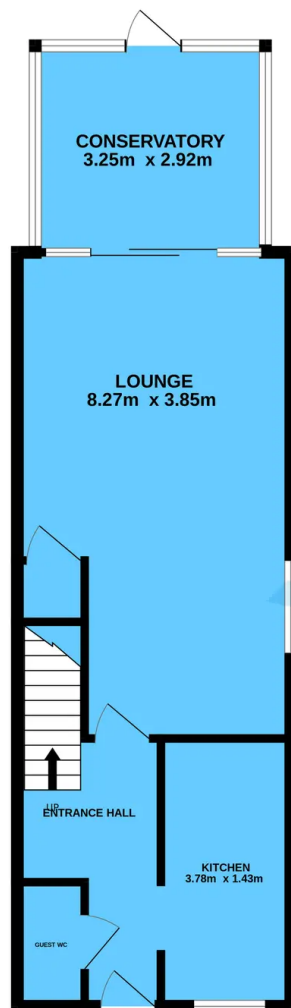
Services - electricity and mains sewers. Broadband - BT. Loft space - boarded with ladder and lighting. Service charge - £120 (pa) parking at rear.

MONEY LAUNDERING REGULATION

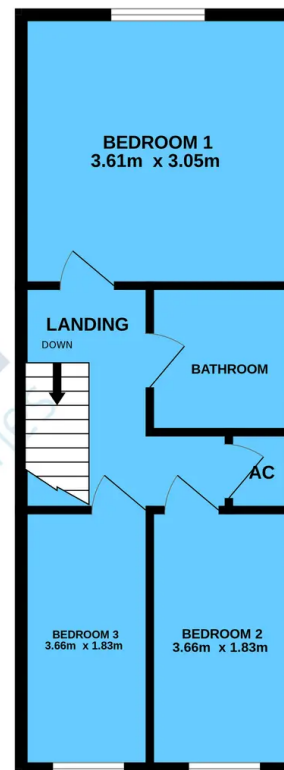
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
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