



Chadwick Manor, Warwick Road

Guide Price £425,000





PROPERTY OVERVIEW

Set in an idyllic rural location is this immaculately presented three bedroom duplex apartment within the highly sought after Chadwick Manor House surrounded by magnificent and well maintained grounds. The property is situated behind a sweeping tree-lined driveway and is accessed via a communal entrance hallway with intercom system. Upon entering the apartment you are greeted by a welcoming hallway leading through to a spacious open plan living / dining room with stunning rural views via a set of French doors opening out to a patio seating area and beautiful communal gardens. The remainder of the ground floor is made up of a fitted kitchen with fully integrated appliances and a guest toilet. The first floor consists of three generously sized double bedrooms all of which benefit from superb views of the countryside and are serviced via a modern family bathroom. Outside the property enjoys delightful communal gardens, a large resident's car park and a single garage located in a separate block. To view this excellent property call Xact Homes today on 01564 777284.



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Leasehold



- Three Bedroom Duplex Apartment
- Idyllic Rural Location
- Open Plan Living / Dining Room
- Fitted Kitchen
- Stunning Rural Views
- Three Double Bedrooms
- Family Bathroom
- Single Garage & Resident's Parking
- Well Maintained Communal Gardens



HALLWAY

LIVING / DINING ROOM
24' 1" x 19' 11" (7.35m x 6.08m)

KITCHEN
10' 4" x 9' 1" (3.14m x 2.78m)

GUEST WC
4' 11" x 3' 0" (1.49m x 0.92m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 6" x 11' 1" (4.12m x 3.39m)

BEDROOM TWO
10' 11" x 9' 10" (3.32m x 2.99m)

BEDROOM THREE
10' 2" x 9' 0" (3.11m x 2.75m)

BATHROOM
7' 8" x 6' 6" (2.33m x 1.99m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

A LARGE RESIDENT'S CAR PARK

SINGLE GARAGE LOCATED IN A SEPARATE BLOCK





ITEMS INCLUDED IN SALE

Hotpoint integrated oven, Hotpoint integrated hob, extractor, microwave, fridge, freezer, dishwasher, washer dryer, all carpets, some curtains and all blinds.

ADDITIONAL INFORMATION

Services - LPG gas and electricity. Broadband - Sky.
Loft space - boarded with ladder and lighting. Service charge - £3200 (pa) Ground rent - £250 (pa)

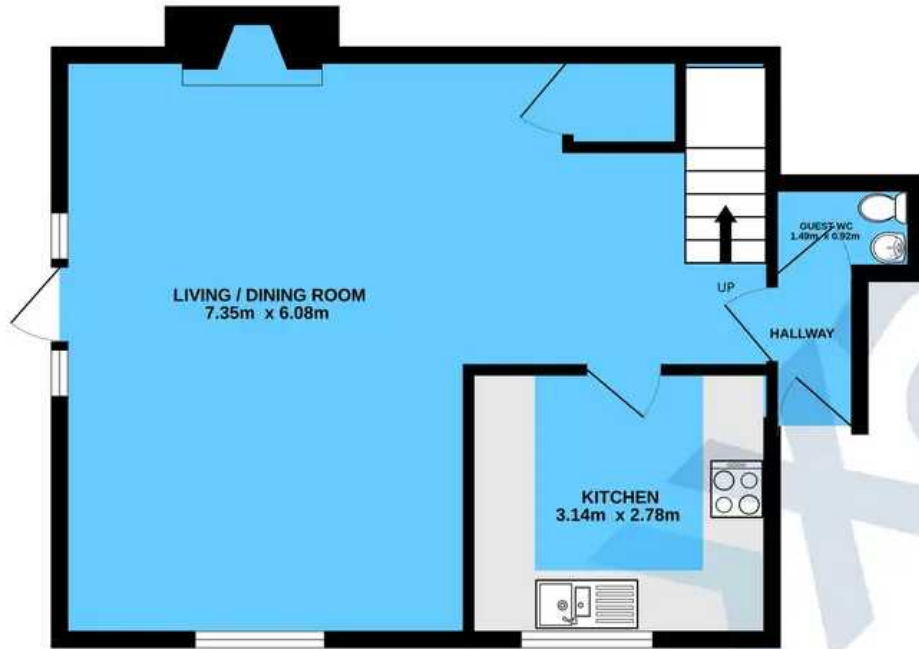
MONEY LAUNDERING REGULATIONS

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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1632-1642 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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