



Thistlewood Grove, Chadwick End

Offers Over £450,000



PROPERTY OVERVIEW

This well presented four bedroom town house offers flexible living accommodation over three floors and is situated in the centre of Chadwick End being just a short walk from 'The Orange Tree' and benefits from LPG central heating, walled rear garden and garage. Currently presented as a three bedroom home with two living areas the property provides potential purchasers with: entrance hallway, living room, kitchen with adjoining utility room and downstairs cloakroom. To the first floor there is a further living room which can also be used as a double bedroom, fitted bathroom and single bedroom / study. The 2nd staircase takes you to the en-suite principal bedroom and another double bedroom. Outside there is a small front garden, landscaped walled South facing rear garden with access to the garage with allocated parking in front.

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





PROPERTY LOCATION

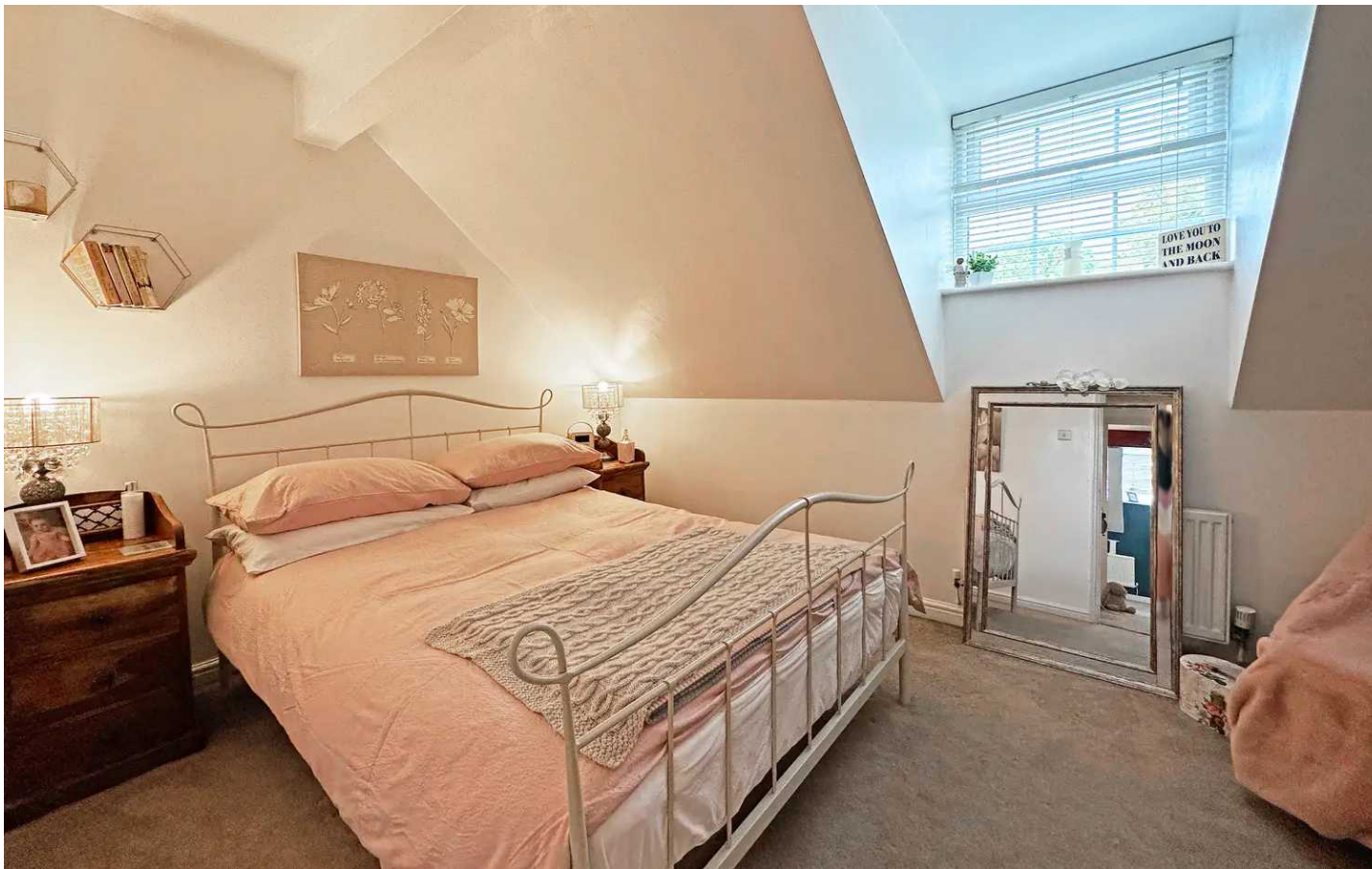
Chadwick End is a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond. The larger village of Knowle is also within easy reach and contains a variety of excellent shops 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: F

Tenure: Freehold

- Three Storey Semi-Detached
- Four Bedrooms
- Well Presented Throughout
- LPG Central Heating
- En-Suite Principal Bedroom
- South Facing Walled Rear Garden
- Garage & Parking



ENTRANCE HALL

7' 7" x 3' 7" (2.3m x 1.1m)

LIVING ROOM

13' 11" x 10' 10" (4.25m x 3.3m)

KITCHEN

13' 11" x 11' 2" (4.25m x 3.4m)

UTILITY

WC

FIRST FLOOR

LIVING ROOM/BEDROOM TWO

13' 11" x 11' 2" (4.25m x 3.4m)

BEDROOM FOUR/STUDY

13' 11" x 9' 6" (4.25m x 2.9m)

BATHROOM

7' 7" x 6' 3" (2.3m x 1.9m)

SECOND FLOOR

PRINCIPAL BEDROOM

13' 11" x 12' 10" (4.25m x 3.9m)

ENSUITE

8' 2" x 4' 11" (2.5m x 1.5m)

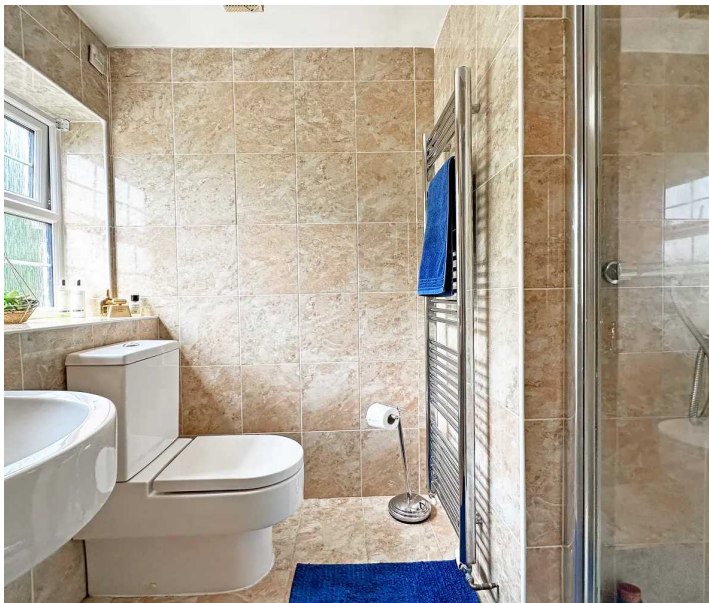
BEDROOM THREE

13' 11" x 9' 0" (4.25m x 2.75m)

OUTSIDE THE PROPERTY

LEASED GARAGE

LANDSCAPED WALLED GARDEN





ITEMS INCLUDED IN THE SALE

Neff integrated oven, gas integrated hob, extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

FURTHER ITEMS INCLUDED IN THE SALE

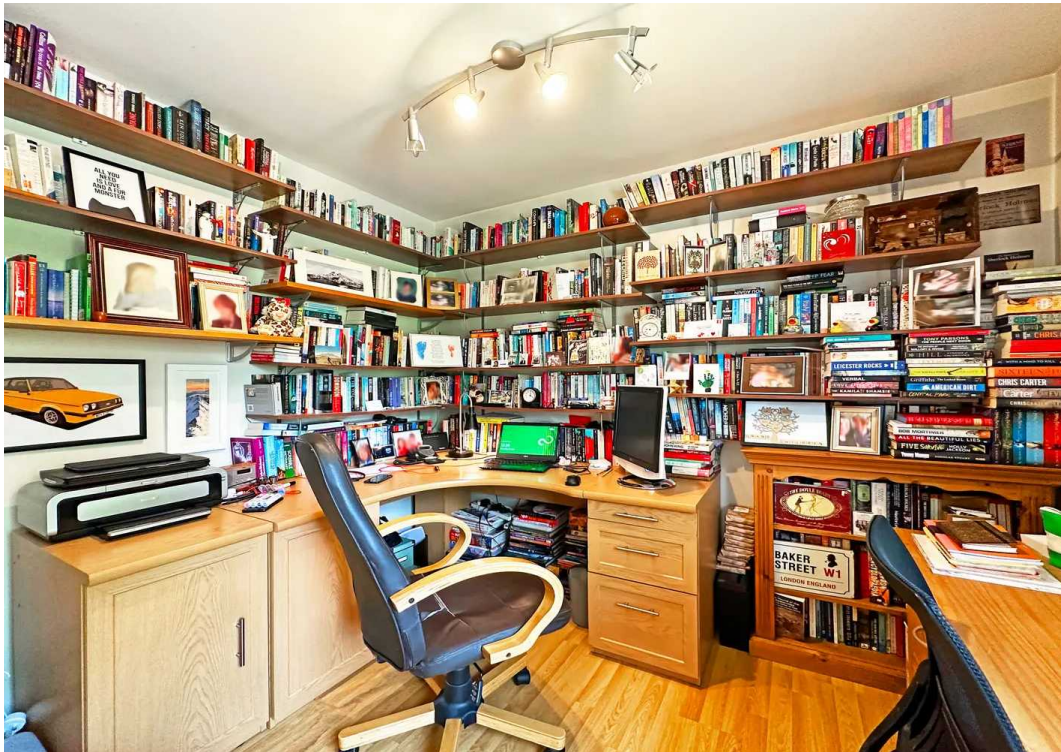
Summer house

ADDITIONAL INFORMATION

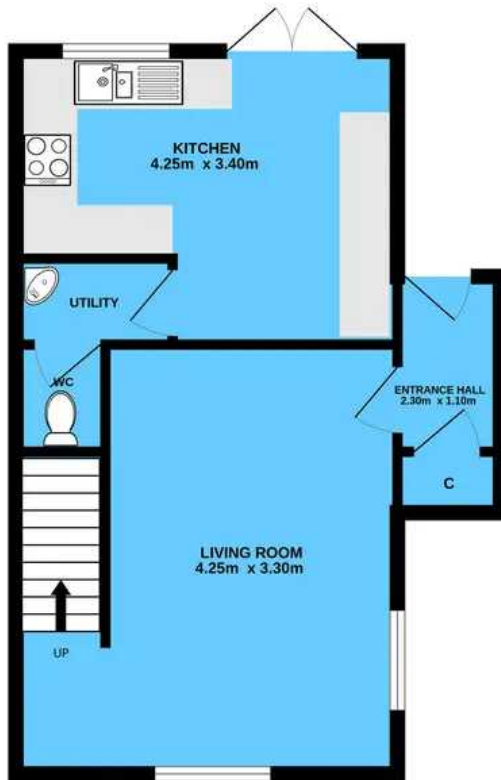
Services - water meter and LPG metered tank.
Broadband - TalkTalk - Fibre optic. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

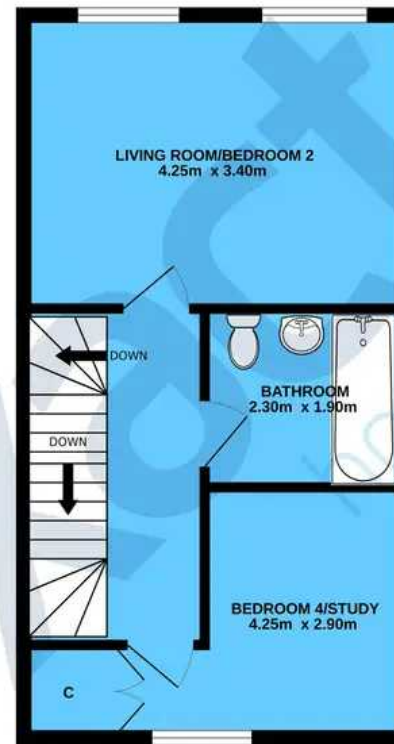
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



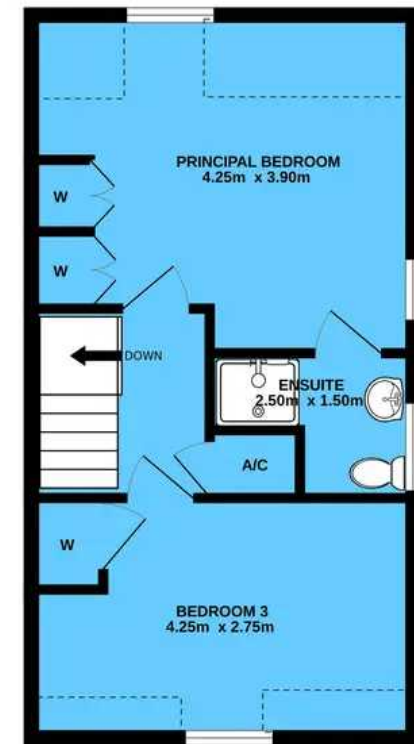
GROUND FLOOR



1ST FLOOR



2ND 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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SALES & LETTINGS

