



Thistlewood Grove, Chadwick End

Guide Price £225,000



PROPERTY OVERVIEW

Introducing this two bedroom coach house, tucked away in a tranquil cul-de-sac in Chadwick End. Boasting a semi-rural location, this home is ideal for first-time buyers or investors looking to seize a prime opportunity. The added advantage of no upward chain further adds to its appeal. Upon entering, the property welcomes you with an inviting entrance hallway, benefiting from ample storage solutions. The dual aspect living and dining room exudes a sense of spaciousness, allowing for versatile furniture arrangements. Adjacent to the living space is a well-appointed fitted kitchen. The two double bedrooms are generously proportioned, with one being a delightful principal bedroom complete with an ensuite for added convenience and a tastefully designed family bathroom serves the remaining bedroom. Parking is available to the rear of the property, along with the added convenience of a single garage. A further storage cupboard outside ensures that all belongings are kept securely and neatly. With its appealing features, fantastic location, and the absence of upward chain, this coach house presents a rare opportunity not to be missed. Arrange a viewing today to fully appreciate the potential on offer.



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 Dorrige 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: Leasehold

- Two Bedroom Coach House
- NO UPWARD CHAIN
- Semi-Rural Location
- Ideal For First-Time Buyers Or Investors
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Allocated Parking & Garage
- Early Viewing Essential

ENTRANCE HALL

LIVING/DINING ROOM

18' 8" x 11' 1" (5.69m x 3.38m)



**KITCHEN**

8' 11" x 8' 0" (2.72m x 2.44m)

PRINCIPAL BEDROOM

11' 5" x 10' 3" (3.48m x 3.12m)

ENSUITE

4' 8" x 4' 0" (1.42m x 1.22m)

BEDROOM TWO

11' 3" x 8' 0" (3.43m x 2.44m)

BATHROOM

6' 10" x 5' 7" (2.08m x 1.70m)

TOTAL SQUARE FOOTAGE

63 sq.m (678 sq.ft) approx.

OUTSIDE THE PROPERTY**PARKING AT REAR OF PROPERTY****SINGLE GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob and extractor.

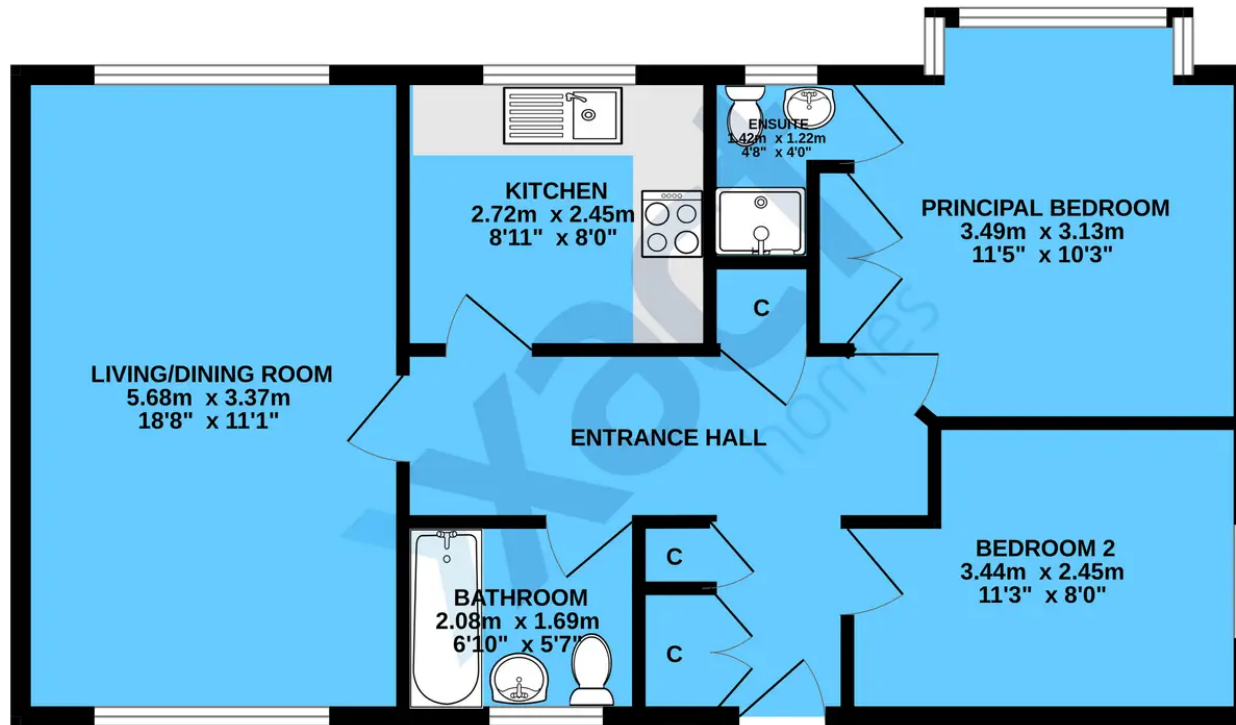
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - varies pa - TBC Ground Rent - £75.00 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.

COACH HOUSE



TOTAL FLOOR AREA : 63.0 sq.m. (678 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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