



Oldwich Lane West, Chadwick End

Guide Price £350,000





## PROPERTY OVERVIEW

Presenting this exquisite two-bedroom barn conversion nestled in a stunning rural location. Boasting an immaculate interior, this residence is a harmonious blend of modern design and rustic charm. The heart of the home is the open-plan kitchen, dining, and family room, featuring bi-fold doors and a skylight that floods the space with natural light. The focal point of this inviting space is the feature log burner, perfect for cosy evenings. The property comprises two bedrooms, with the principal bedroom benefiting from an ensuite bathroom. Completing the accommodation is a family shower room, meticulously finished to a high standard. Residents will appreciate the low-maintenance garden, ideal for relaxing or entertaining. Parking will never be an issue with the convenience of allocated parking spaces. This property offers a tranquil retreat for those seeking a peaceful countryside lifestyle combined with contemporary living.





## 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: C

Tenure: Freehold

- Two Bedroom Barn Conversion
- Stunning Rural Location
- Immaculately Presented Throughout
- Abundance Of Natural Light Throughout
- Open Plan Kitchen/Dining/Family Room
- Two Bedrooms
- Principal Bedroom With Ensuite
- Allocated Parking
- Low Maintenance Garden

**KITCHEN/DINING/FAMILY ROOM**

21' 2" x 12' 9" (6.45m x 3.89m)

**PRINCIPAL BEDROOM**

14' 1" x 9' 11" (4.29m x 3.02m)

**ENSUITE**

9' 11" x 5' 10" (3.02m x 1.78m)

**BEDROOM TWO**

12' 1" x 9' 5" (3.68m x 2.87m)

**SHOWER ROOM**

5' 10" x 5' 5" (1.78m x 1.65m)

**TOTAL SQUARE FOOTAGE**

65 sq.m (700 sq.ft) approx.

**OUTSIDE THE PROPERTY****LOW MAINTENANCE GARDEN****TWO ALLOCATED PARKING SPACES****ITEMS INCLUDED IN THE SALE**

Extractor, fridge/freezer, dishwasher, all carpets, blinds and light fittings, fitted wardrobes in one bedroom, underfloor heating and wood shed.

**ADDITIONAL INFORMATION**

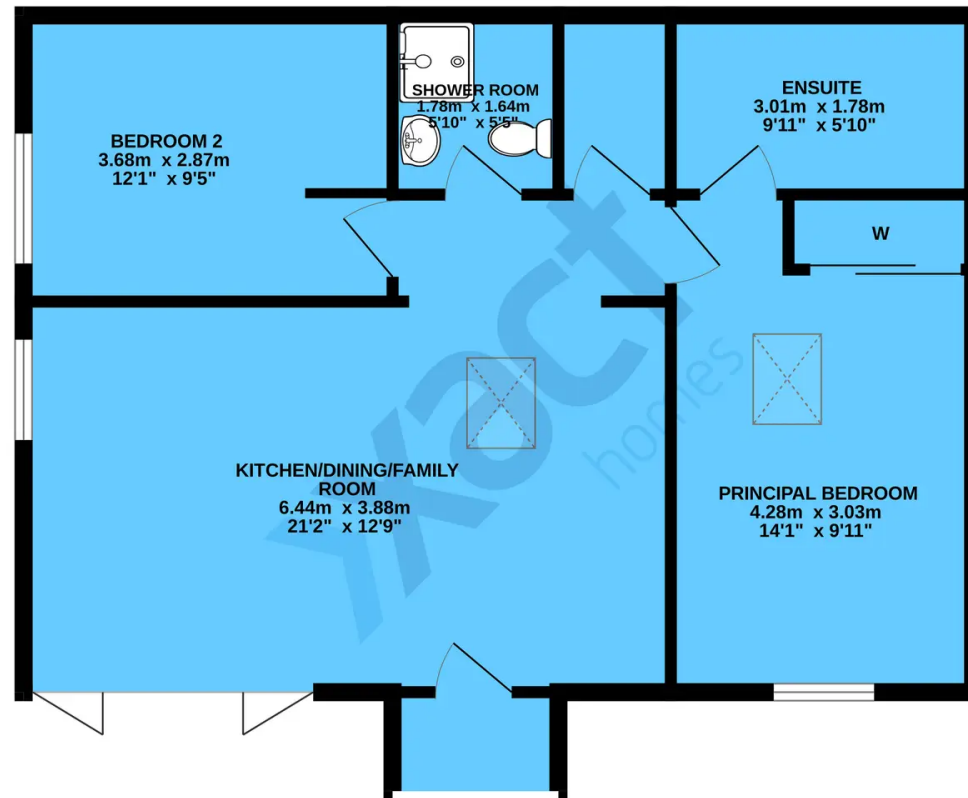
Services - water meter, mains electricity and septic tank. Broadband - BT Service charge - £700 pa

**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



TOTAL FLOOR AREA : 65.0 sq.m. (700 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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