



Warwick Road, Chadwick End

Guide Price £325,000





PROPERTY OVERVIEW

Set within the sought after village of Chadwick End is this two bedroom character cottage which retains many of the features associated with a property of this age. The property has been extended to the rear to provide a large open plan kitchen / diner with integrated log burner and split wood and tiled flooring. The kitchen provides access into a courtyard garden with side gated entrance. To the front of the property is a living room with feature fireplace. To the first floor are two double bedrooms and a refurbished bathroom with a jacuzzi bath with a shower over. The front of the property benefits from off road parking. To view this beautiful character cottage please contact Xact Homes on 01564 777284.



- Character Cottage
- Located In The Sought After Village Of Chadwick End
- Extended To The Rear
- Open Plan Kitchen/Diner With Log Burner
- Living Room With Feature Fireplace
- Courtyard Garden
- Off Road Parking



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

KITCHEN/DINER

18' 4" x 13' 11" (5.59m x 4.24m)

LIVING ROOM

12' 7" x 12' 0" (3.84m x 3.66m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 12' 0" (3.99m x 3.66m)

BEDROOM TWO

12' 0" x 8' 1" (3.66m x 2.46m)

BATHROOM

10' 11" x 5' 5" (3.33m x 1.65m)

TOTAL SQUARE FOOTAGE

76.9 sq.m (828 sq.ft) approx.





OUTSIDE THE PROPERTY

COURTYARD GARDEN

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

Carpets, light fittings and extractor.

ADDITIONAL INFORMATION

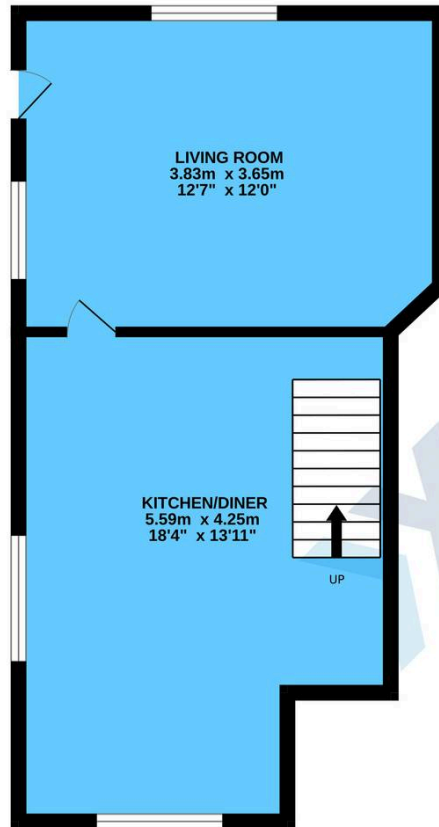
Services - mains electricity and water. Broadband - Sky. Loft space - boarded with ladder and lighting and including an unvented hot water cylinder.

INFORMATION FOR POTENTIAL BUYERS

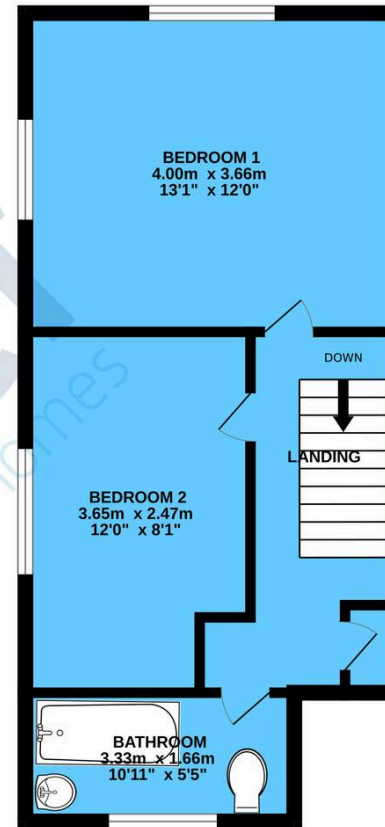
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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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