



Warwick Road, Chadwick End

Guide Price £315,000





## PROPERTY OVERVIEW

Located in the centre of Chadwick End on the corner of Rising Lane is this immaculately presented, larger style two bedroom mews property. Having the benefit of recently upgraded electric radiators, a modern fitted kitchen, recently boarded loft space, allocated parking and a garage the living accommodation provides potential purchasers with:- entrance hallway, living / dining room, modern fitted kitchen, two generous double bedrooms and a modern family bathroom. Outside there is a private West facing rear garden, allocated & guest parking and a garage.

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



- Two Bedroom Mews
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Generous Living / Dining Room
- Two Genuine Double Bedrooms
- West Facing Rear Garden
- Allocated Parking & Garage



## 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: D

Tenure: Freehold

## ENTRANCE HALLWAY

### KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m)

### LIVING/DINING ROOM

15' 4" x 14' 6" (4.67m x 4.42m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

16' 0" x 11' 6" (4.88m x 3.51m)

### BEDROOM TWO

12' 1" x 10' 6" (3.68m x 3.20m)

### BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m)

### TOTAL SQUARE FOOTAGE

88.5 sq.m (952 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 4" x 8' 2" (4.98m x 2.49m)

### **GARDEN**

### **ALLOCATED & GUEST PARKING**

### **ITEMS INCLUDED IN THE SALE**

Bosch Integrated oven, Bosch integrated hob, extractor, Hotpoint fridge/freezer, Neff dishwasher, Hotpoint washing machine, all carpets, blinds and light fittings and wardrobe in bedroom two.

### **ADDITIONAL INFORMATION**

Services - Water meter, mains electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting. Shared land fee - rear car park & front grass/hedges - £120 pa.

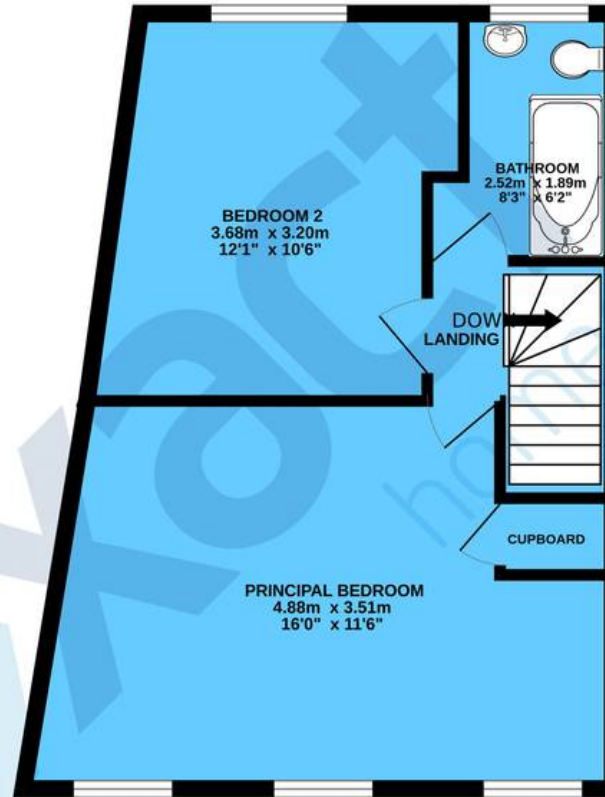
### **MONEY LAUNDERING REGULATIONS**

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.

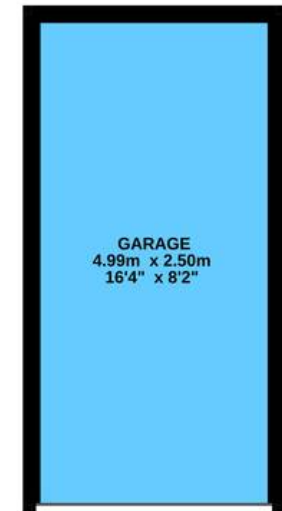
GROUND FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



1ST FLOOR  
42.6 sq.m. (458 sq.ft.) approx.



GARAGE  
12.5 sq.m. (134 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (952 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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