



2 THE BARNS, OLDWICH LANE WEST, CHADWICK END, B93 0BJ  
ASKING PRICE OF £424,950





»X Stunning Barn Conversion

»X Two Double Bedrooms & Dressing Room

»X Built In 2016

»X Balance Of 10 Year New Build Guarantee

»X Open Plan Living/Kitchen/Diner

»X Private Driveway With Ample Parking

»X Data Cabling & Connection Installed

»X Semi Rural Location

»X Private Garden With Summerhouse

### PROPERTY OVERVIEW

Situated within the sought after village of Chadwick End, this two bedroom semi detached barn conversion was originally built in 2016 and offers extremely versatile accommodation. Number 2 The Barns is located on Sparrow Cock Lane and is part of a most individual and outstanding development built to the highest specification throughout. The property benefits from the balance of a ten year new build guarantee and is an individually designed semi detached barn which benefits from being located on a corner plot and affords a large gravelled and tarmacadam driveway with ample parking for multiple vehicles. Internal inspection is highly recommended to fully appreciate the specification and location of the property. Briefly the property affords:- driveway with tarmacadam and stone finish, oak canopy porch, entrance hallway, large open plan living / dining / kitchen with log burner and high end appliances, one double bedroom to the ground floor and luxury shower room. To the first floor is a double bedroom with dressing room/study and luxury bathroom with ample storage into the eaves. In addition, the property has been built to be as economically friendly as possible and benefits of underfloor heating throughout, Cat 6 data cabling and has BT Broadband. Accessed via bifold doors leading from the kitchen is a full width patio area and lawned garden which also provides access to a purpose built summer house.

### PROPERTY LOCATION

The property is located on Sparrow Cock Lane which is adjacent with Oldwich Lane West. 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 post office, 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

### SERVICES

Electricity and water on a meter

### BROADBAND

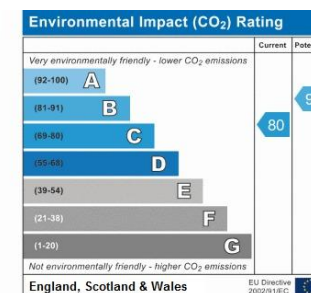
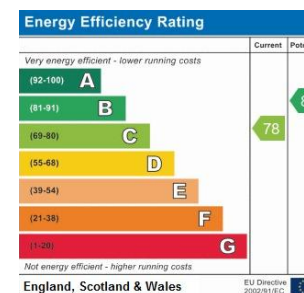
BT

### GARDEN

North westerly facing

### ITEMS INCLUDED IN THE SALE

Range cooker, dishwasher, carpets, curtains/blinds, fitted spot lights and shed in the garden



**HALL**

7' 1" x 6' 5" (2.17m x 1.96m)

**OPEN PLAN LIVING/KITCHEN/DINER**

23' 4" x 20' 0" (7.11m x 6.10m)

**BEDROOM TWO**

11' 4" x 10' 2" (3.45m x 3.10m)

**SHOWER ROOM**

8' 11" x 5' 9" (2.72m x 1.76m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 9" x 10' 8" (3.89m x 3.26m)

**DRESSING ROOM/STUDY**

10' 2" x 8' 3" (3.11m x 2.52m)

**BATHROOM**

11' 2" x 10' 2" (3.41m x 3.09m)

**PRIVATE REAR GARDEN**

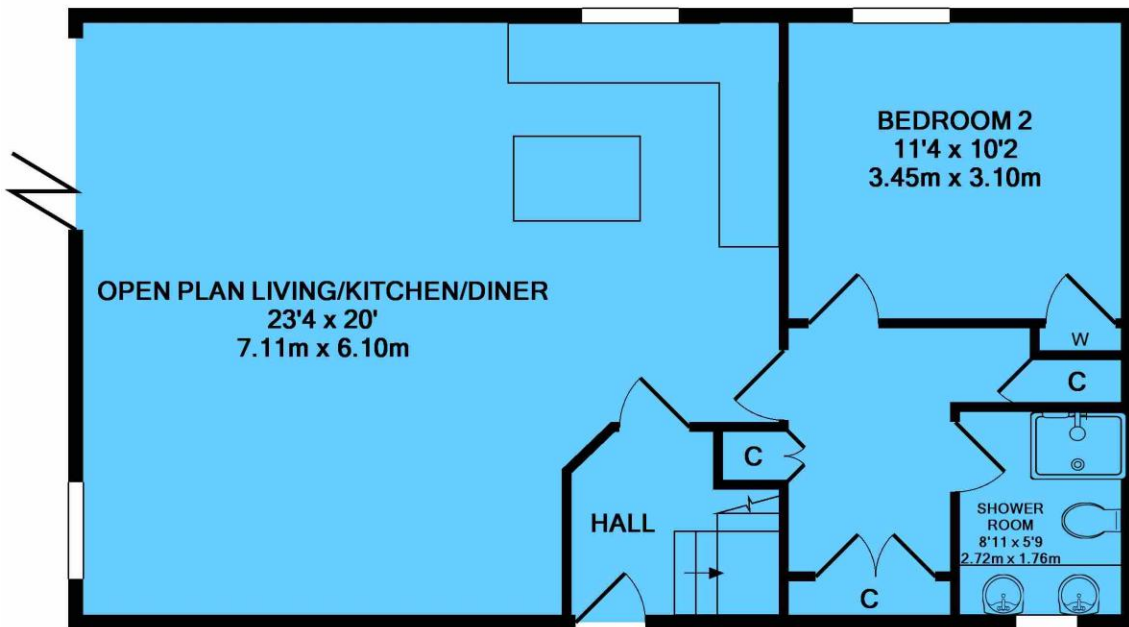




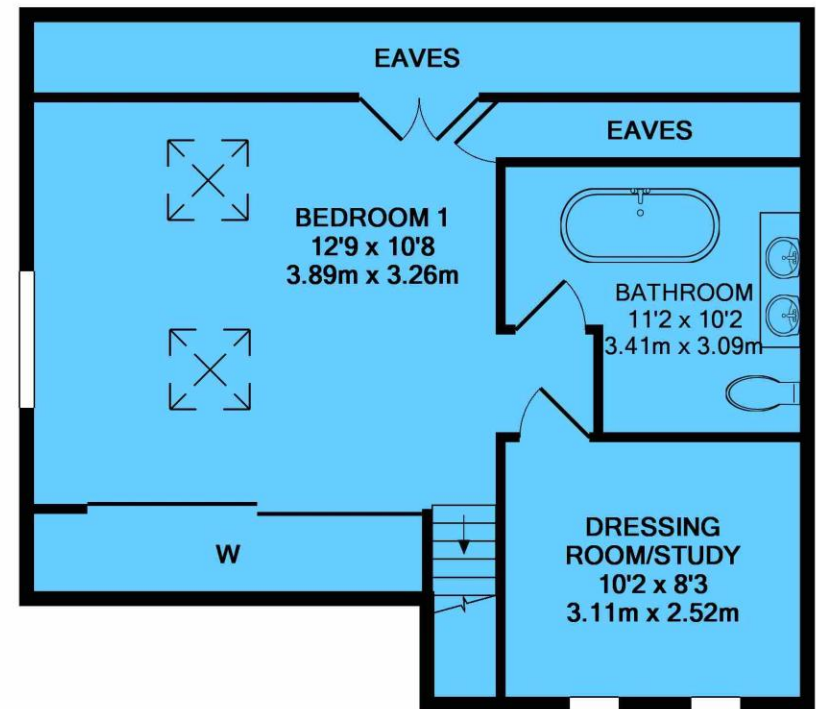








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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