



THISTLEWOOD GROVE, CHADWICK END, B93 0DW  
OFFERS IN EXCESS OF £285,000





»X Two Bedroom End Terrace

»X Semi Rural Location

»X Outstanding Views To Front & Rear

»X Two Good Size Bedrooms

»X Allocated Parking To The Front

»X Light and Spacious Living Room

»X Modern Fitted Breakfast Kitchen

»X South East Facing Private Aspect

»X Low Maintenance Rear Garden

## PROPERTY OVERVIEW

Enjoying a semi rural location and offering outstanding views to the front and rear is this well presented two bedroom end terrace property located within the sought after village of Chadwick End. The property benefits from LPG gas central heating, double glazed windows throughout, low maintenance rear garden and allocated parking to the front. Briefly the property affords: canopy porch, light and spacious living room leading to a modern fitted breakfast kitchen leading to the play room / dining room. To the first floor and good size double bedrooms and a modern family and tiled bathroom. To the rear is a low maintenance rear garden with a south-east facing and private aspect providing plenty of entertaining space. To view this well presented two bedroom property with an ideal location please contact Xact Homes on 01564 777284.

## 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 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 D

## TENURE

Freehold

## SERVICES

LPG Gas, mains electricity and water

## BROADBAND

Sky

## LOFT SPACE

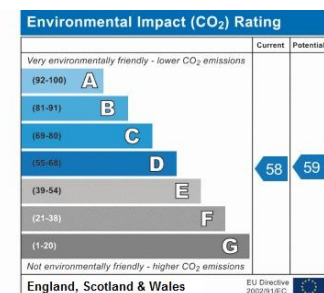
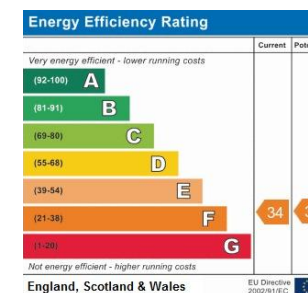
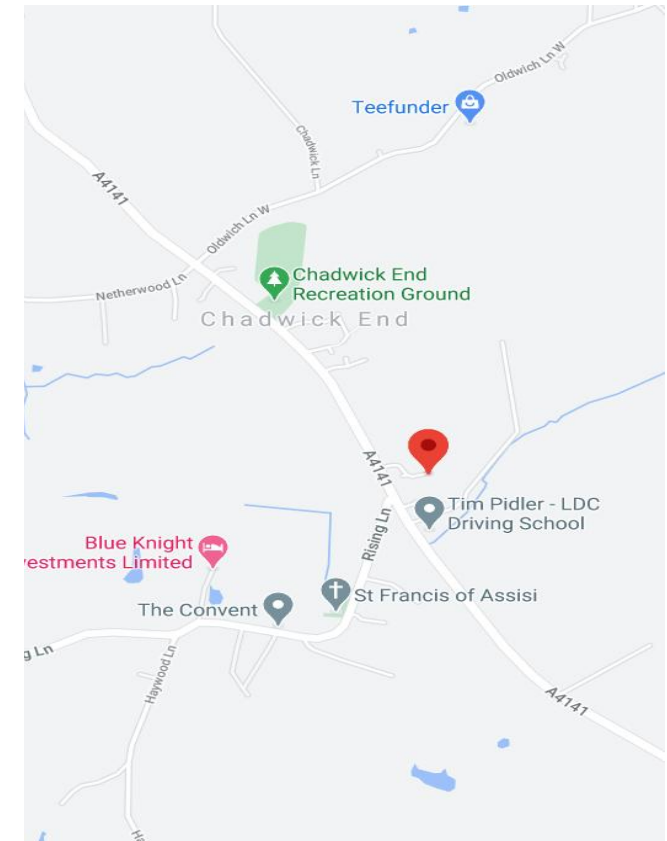
Boarded with ladder and lighting

## GARDEN

South easterly facing

## ITEMS INCLUDED IN THE SALE

Belling oven, Bosch hob, Cook & Lewis extractor, all carpets, blinds and light fittings and fitted wardrobes in bedroom one.



**LIVING ROOM**

15' 5" x 11' 8" (4.70m x 3.56m)

**BREAKFAST KITCHEN**

11' 8" x 8' 7" (3.56m x 2.62m)

**DINING ROOM**

8' 10" x 8' 7" (2.69m x 2.62m)

**FIRST FLOOR**

**BEDROOM ONE**

10' 2" x 9' 8" (3.12m x 2.95m)

**BEDROOM TWO**

11' 8" x 7' 0" (3.56m x 2.13m)

**FAMILY BATHROOM**

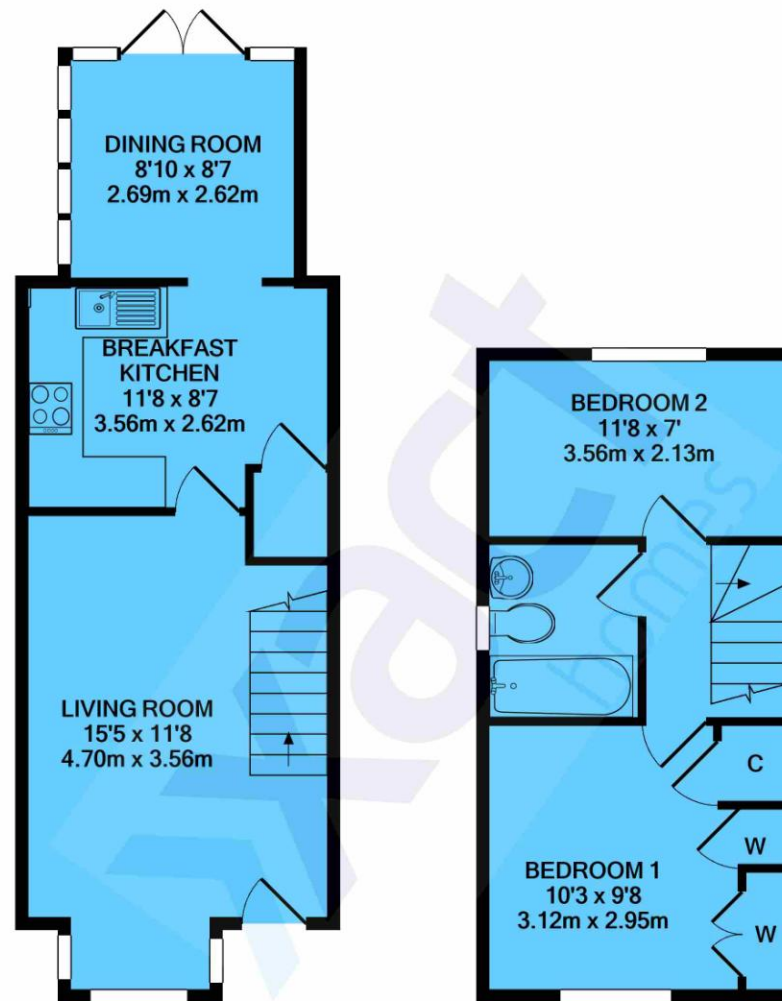
**OUTSIDE THE PROPERTY**

**LOW MAINTENANCE REAR GARDEN**









GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

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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