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SALES & LETTINGS

**2 BAKEHOUSE LANE
CHADWICK END
B93 0BS**

A beautifully presented charming three bedroom detached house, enviably located in the heart of Chadwick End, and having been fully refurbished throughout, is perfect for those searching for a turnkey property. This property benefits from a large gated driveway, private rear garden, and is within easy reach of train stations and the motorway network.



Entering the property via the porch, you are welcomed into the inviting hallway, providing access to the garage via the laundry room. The kitchen to the front, has been refitted to a high specification, with a range of cupboards, and space for a range oven and fridge-freezer. The light and spacious lounge boasts a brick feature fireplace with oak mantel and stone hearth, adding a touch of elegance to the room. The dining area is the perfect spot for entertaining, with the addition of French doors opening directly to the garden patio. To the rear of the garage, there is a utility area complete with a WC and an additional door to access the garden.





To the first floor there is a spacious landing, currently dressed as a seating area, which could easily be used as a study area if so desired. The principal bedroom boasts a refitted luxury en-suite, with the modern family bathroom complementing the remaining bedrooms. The second and third bedrooms are both double in size, with the second having fitted wardrobes. The refurbishment includes new carpets and flooring throughout, updated windows and replacement boiler. The loft has been fully boarded and insulated.







The property is set back behind a block-paved driveway, with gates for added security and privacy. The front garden has been landscaped to provide mature planting, and offers further space to sit in warmer months. There is gated side access to the rear garden, and the garage has been expertly converted into a workshop. The rear garden offers a private oasis which is easy to maintain but perfect to enjoy alfresco dining or BBQ in the summer. The garden has been landscaped to provide a patio area, mature planting and lawn.





2
The Bakehouse

FEATURES

- Refurbished Three Bedroom Detached House
- Lounge with Feature Fireplace
- Dining Area With Doors To Garden
- Refitted Modern Kitchen
- Laundry Room And Utility With WC
- Principal Bedroom & En-Suite
- Private Garden
- Gated Driveway
- Garage/Workshop
- Walking Distance To The Orange Tree

SIZE

Total - 1,174 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council E

SERVICES

Heating is by way of LPG Gas It is advised that you confirm this at point of offer.

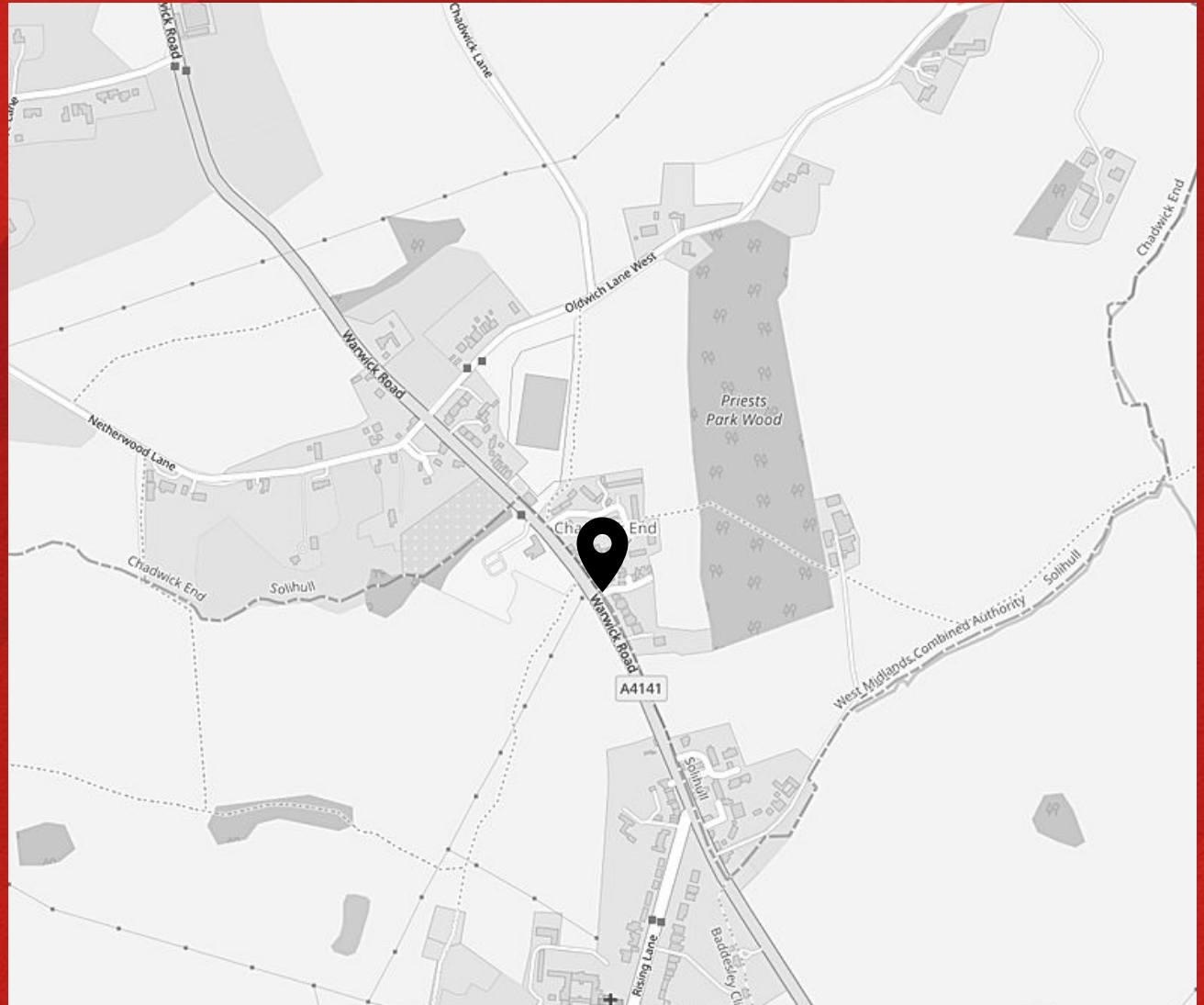
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314


@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

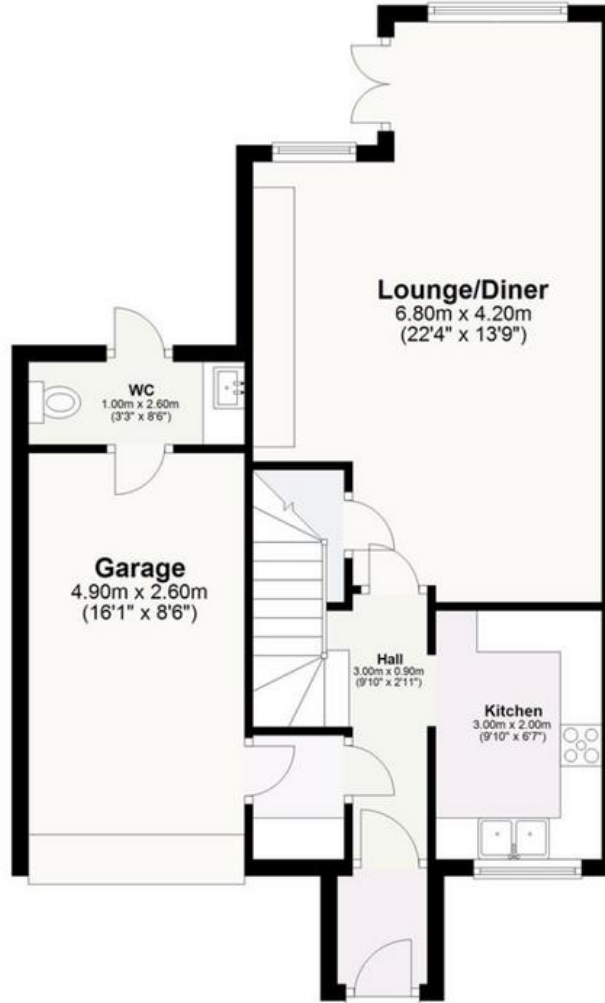


LOCATION

The property enjoys a prime location in Chadwick End, just a stone's throw from the Orange Tree pub. The village includes a Village Hall and the A4141 which goes through Chadwick End gives easy motorway links to Junction 5 of the M42. The local villages of Lapworth, Warwick, and Dorridge and Knowle are within easy access to local shops and train stations. Travel and commuting are a breeze. The home's positioning offers both convenience and the allure of local amenities.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 57.5 sq. metres (619.3 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 109.2 sq. metres (1174.9 sq. feet)

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