



Finwood Road, Rowington

Offers Over £600,000





## Property Overview

Introducing this magnificent four-bedroom semi-detached house, recently renovated to an exceptional standard, remodelled by the existing owners, and offering an abundance of space and style. Nestled on a highly sought-after road in Rowington, this property boasts a prime location, within walking distance to local pubs, the canal, and picturesque countryside walks.

Upon entering the property, you are greeted by an inviting reception hallway, providing ample space for coats and leading through to the delightful living room, featuring a striking fireplace and generous storage space. The ground floor offers Karndean flooring with underfloor heating throughout, creating a warm and welcoming ambience. The heart of the home is the stunning open-plan kitchen/diner, equipped with bi-fold doors that open out to the rear garden. This space is flooded with natural light, thanks to skylights, and features a bespoke kitchen with stunning quartz work surfaces, ample storage options, solid oak drawers, and a convenient / hidden larder. A downstairs utility / cloakroom / toilet completes the ground floor accommodation.





The first floor boasts three well-proportioned bedrooms, with two of them being doubles with fitted wardrobes, all serviced by a luxurious family bathroom. The third bedroom on this floor offers the flexibility to be used as a home office. Ascend to the second floor, and you will find a spacious principal bedroom, complete with an ensuite shower room and a built-in wardrobe.

Outside, this property offers a raised decking area, ideal for relaxation and entertaining, overlooking a beautiful south-easterly facing lawn garden with useful storage shed / garden room with power and an additional storage shed for storage to the rear boundary. The property also benefits from a driveway, which provides parking for multiple vehicles.

In conclusion, this meticulously designed and expertly finished property combines practicality and elegance, offering an exceptional living experience in a highly desirable location. Early viewing is highly recommended to fully appreciate the craftsmanship and charm of this stunning family home.





## Property Location

Set within the delightful village of Rowington, Finwood Road enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Semi-Detached Property
- Recently Renovated & Remodeled
- Superb Rural Location
- Open Plan Kitchen / Diner
- Living Room
- Principal Bedroom With Ensuite
- Luxury Family Bathroom
- Underfloor Heating Throughout The Ground Floor
- South Easterly Facing Rear Garden



**ENTRANCE HALL**

**LIVING ROOM**

15' 6" x 12' 6" (4.72m x 3.81m)

**KITCHEN/DINER**

19' 9" x 16' 1" (6.02m x 4.90m)

**UTILITY/WC**

6' 4" x 5' 7" (1.93m x 1.70m)

**FIRST FLOOR**

**BEDROOM TWO**

12' 8" x 8' 7" (3.86m x 2.62m)

**BEDROOM THREE**

12' 10" x 7' 8" (3.91m x 2.34m)

**BEDROOM FOUR**

7' 3" x 5' 5" (2.21m x 1.65m)

**BATHROOM**

9' 4" x 7' 2" (2.84m x 2.18m)

**SECOND FLOOR**

**PRINCIPAL BEDROOM**

14' 3" x 8' 10" (4.34m x 2.69m)

**ENSUITE**

8' 5" x 3' 1" (2.57m x 0.94m)

**TOTAL SQUARE FOOTAGE**

113.9 sq.m (1226 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**BEAUTIFUL LAWNED GARDEN**

**STORAGE SHED/GARDEN ROOM WITH POWER**

**ON DRIVE PARKING FOR MULTIPLE VEHICLES**



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

Neff integrated oven, extractor, Neff microwave, Neff fridge/freezer, Neff dishwasher, Caple wine cooler (dual), all carpets and blinds, some light fittings, fitted wardrobes in three bedrooms, underfloor heating throughout the ground floor and in bathroom & ensuite, garden shed and CCTV.

#### **ADDITIONAL INFORMATION**

Services - water meter, oil, mains electricity and sewers. Broadband - BT - fibre optic.

#### **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.

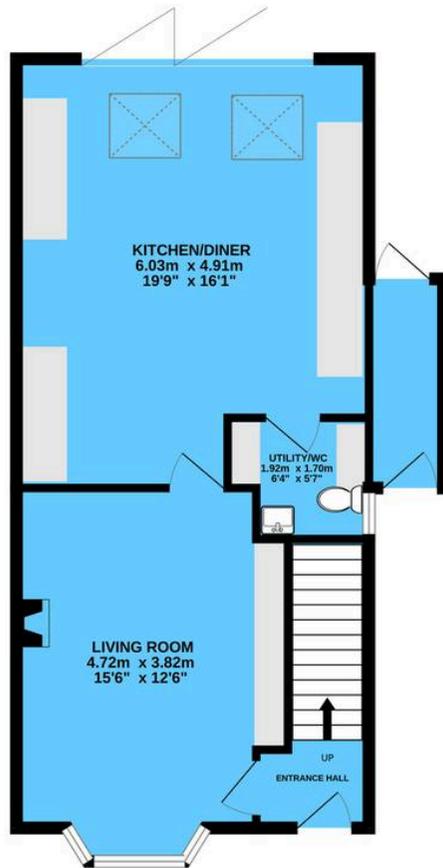
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

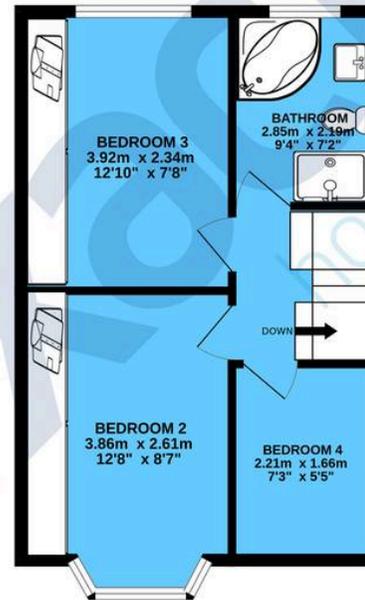
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



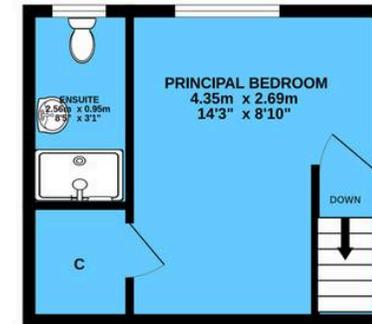
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 113.9 sq.m. (1226 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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