



The Avenue, Rowington

Guide Price £695,000





PROPERTY OVERVIEW

Nestled within the picturesque village of Rowington, this extended five bedroom detached house offers a rare opportunity for those seeking a spacious and well-appointed family home. Boasting a prime location, with the added benefit of being offered with no upward chain. Downstairs the property is comprised of two good sized reception rooms, offering versatility for any family, all located off a large hallway and an extended kitchen/diner at the rear of the property all serviced by a WC off the hallway and garage to the front of the property. Ascending the staircase, the first floor reveals one en-suite bedroom and a further three good sized bedrooms all serviced by a well appointed family bathroom. On the second floor lies the final double bedroom which benefits from the convenience of an en-suite bathroom. The property also benefits from views to open fields located at the end of the rear garden. In summary, this extended five bedroom detached house in Rowington presents a rare opportunity to acquire a well-appointed family home in a desirable location. With its versatile living space, modern amenities and convenient surroundings, this property is sure to captivate the discerning buyer seeking a blend of comfort, style and practicality.



PROPERTY LOCATION

Set within the delightful village of Rowington, Tulips enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington offers a pub, cricket club, sports club, St Laurence Church and well used village hall. The nearby village of Lapworth offers 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 Rowington 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: G

Tenure: Freehold



- Extended Five Bedroom Detached House
- Located In The Village Of Rowington
- No Upward Chain
- Kitchen/Diner
- Two Reception Rooms
- Two En-suite and One Family Bathroom
- Five Double Bedrooms



PORCH

HALLWAY

WC

SITTING ROOM

18' 1" x 10' 6" (5.51m x 3.20m)

LIVING ROOM

16' 9" x 13' 5" (5.11m x 4.09m)

KITCHEN/DINER

25' 7" x 11' 6" (7.80m x 3.51m)

UTILITY

16' 9" x 7' 10" (5.11m x 2.39m)

INTEGRAL GARAGE

15' 5" x 7' 10" (4.70m x 2.39m)

FIRST FLOOR

BEDROOM ONE

17' 1" x 13' 3" (5.21m x 4.04m)

ENSUITE

9' 10" x 2' 11" (3.00m x 0.89m)

BEDROOM TWO

14' 3" x 10' 0" (4.34m x 3.05m)

BEDROOM THREE

14' 5" x 10' 4" (4.39m x 3.15m)

BEDROOM FOUR

11' 8" x 8' 10" (3.56m x 2.69m)

BATHROOM

11' 0" x 9' 8" (3.35m x 2.95m)





SECOND FLOOR

BEDROOM FIVE

19' 8" x 15' 7" (5.99m x 4.75m)

ENSUITE

11' 10" x 4' 11" (3.61m x 1.50m)

TOTAL SQUARE FOOTAGE

235.9 sq.m (2539 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

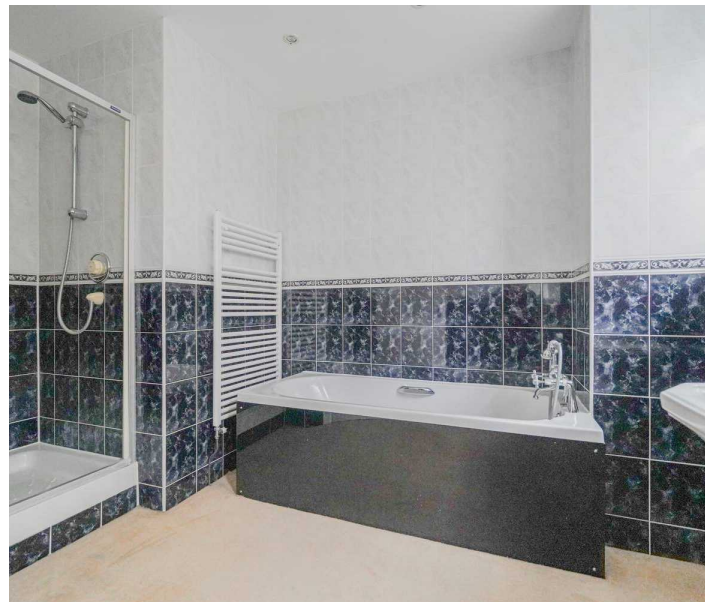
Sold as seen.

ADDITIONAL INFORMATION

Services - oil, mains electricity and sewers.

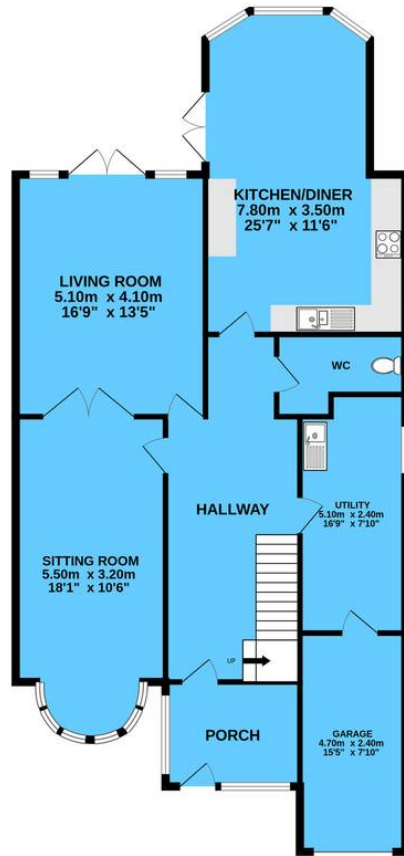
MONEY LAUNDERING REGULATIONS

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.

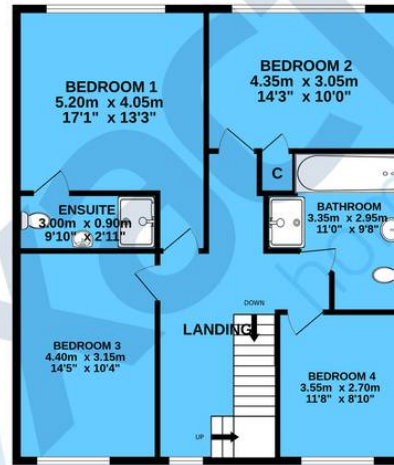




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 235.9 sq.m. (2539 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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