



Rowood Drive, Solihull

Guide Price £500,000





PROPERTY OVERVIEW

An exceptional opportunity presents itself with this significantly extended and remodelled four-bedroom semi-detached property, immaculately presented and finished to a high specification throughout. The property captures an abundance of natural light, creating an inviting and spacious living environment. Upon arrival, the property is accessed via a large porch, setting the tone for what lies within. At the heart of the home on the rear elevation is a stunning open-plan kitchen / dining / family room that has been thoughtfully extended to provide a modern and functional space for every-day living. The kitchen boasts modern appliances, a large central island with large L shaped breakfast bar, skylights, and bi-fold doors that seamlessly connect the indoors with the outdoors. Accompanying the kitchen is a practical utility room with side access, as well as a convenient downstairs shower room. The ground floor also features a generously proportioned living room, perfect for relaxation and entertaining, and a versatile study / home gym that can be tailored to suit your lifestyle needs.





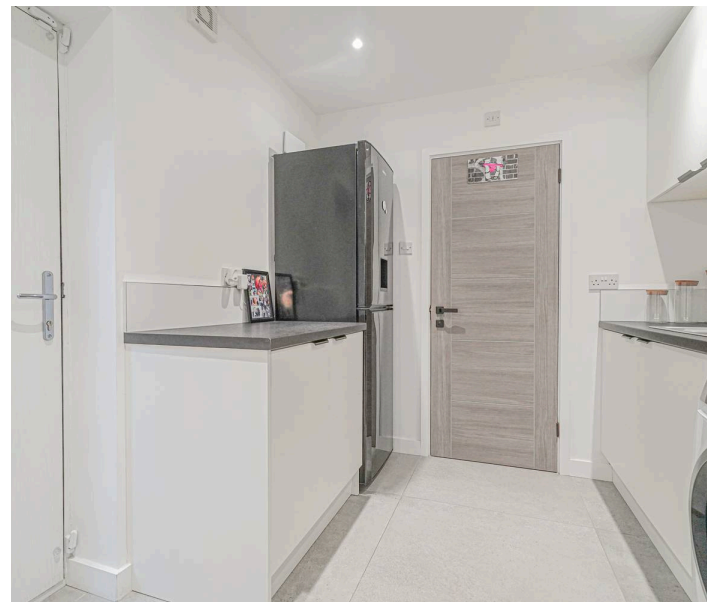
Ascending to the first floor, you will find four well-appointed bedrooms. The principal bedroom is a spacious double offering fitted wardrobes and a contemporary ensuite bathroom for added privacy and comfort. The remaining bedrooms also benefit from fitted storage and are serviced by a stylish family bathroom. Outside, the property boasts a well-maintained rear garden, providing a serene space to unwind or enjoy outdoor gatherings with secure side access. Additionally, a driveway to the front of the property offers ample parking for multiple vehicles, ensuring convenience for residents and guests alike. In summary, this property effortlessly combines modern living with traditional charm, offering a superb family home in a sought-after location. With its well-designed layout, premium finishes, and convenient amenities, this property is sure to exceed expectations and create a truly desirable living experience for its fortunate new owners.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold





- Four Bedroom Semi-Detached Property
- Significantly Extended & Remodeled
- Abundance Of Natural Light Throughout
- Stunning Open Plan Kitchen / Diner / Family Room
- Two Additional Reception Rooms
- Utility Room & Downstairs Shower Room
- Principal Bedroom With Modern Ensuite
- Well Maintained South Facing Rear Garden
- Abundance Of Storage Throughout
- Off Road Parking

PORCH

HALL

LIVING ROOM

15' 0" x 10' 9" (4.58m x 3.27m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

24' 2" x 18' 0" (7.36m x 5.49m)

UTILITY ROOM

8' 5" x 7' 11" (2.57m x 2.41m)

SHOWER ROOM

7' 11" x 3' 9" (2.42m x 1.15m)

STUDY / GYM

10' 1" x 7' 10" (3.07m x 2.38m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 11" x 8' 0" (6.06m x 2.43m)

ENSUITE

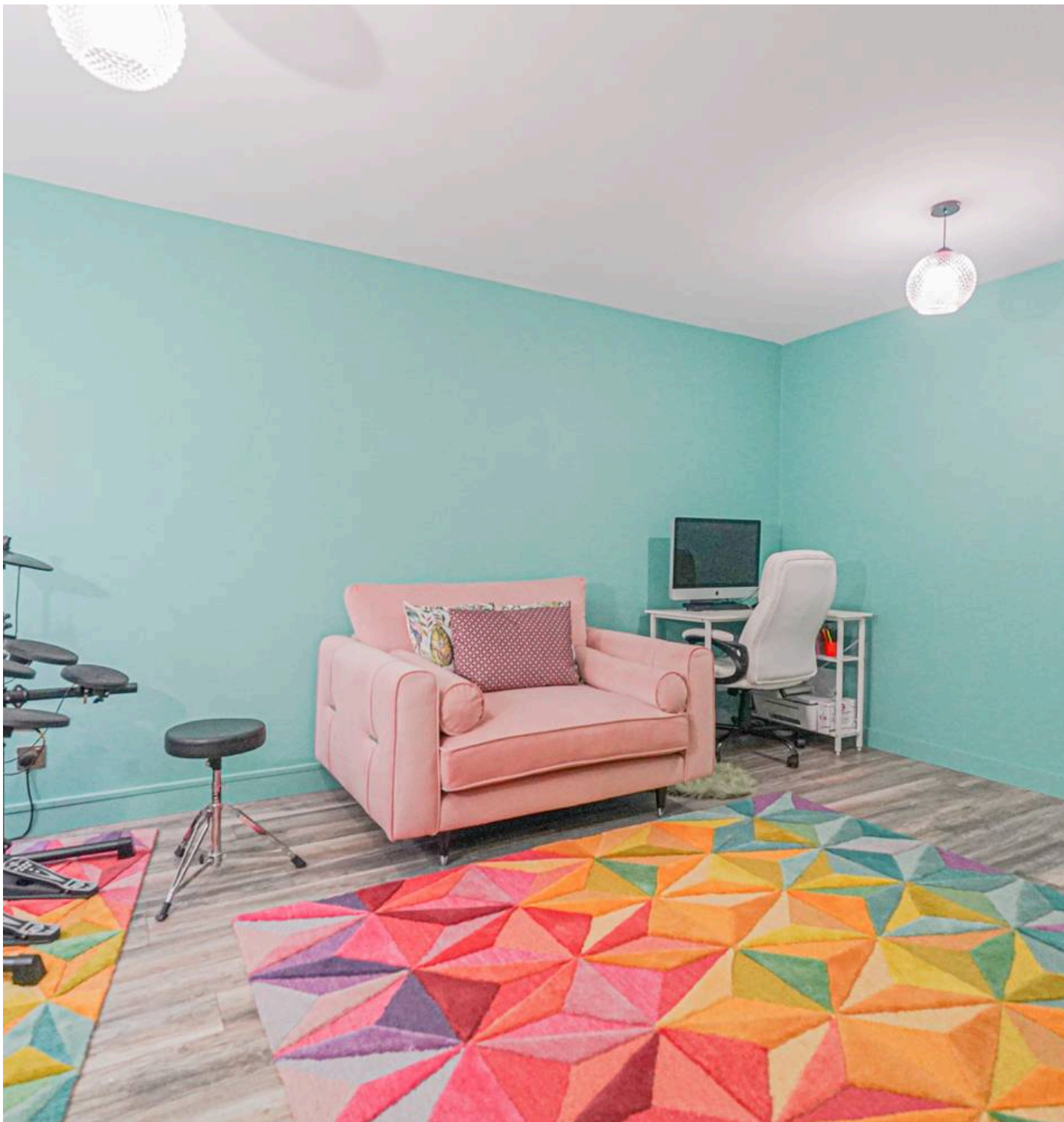
7' 10" x 4' 10" (2.40m x 1.48m)

BEDROOM TWO

12' 8" x 8' 5" (3.87m x 2.56m)

BEDROOM THREE

10' 9" x 8' 6" (3.27m x 2.58m)

**BEDROOM FOUR**

9' 9" x 6' 6" (2.96m x 1.97m)

BATHROOM

7' 6" x 6' 3" (2.28m x 1.91m)

OUTSIDE THE PROPERTY**WELL MAINTAINED REAR GARDEN****TOTAL SQUARE FOOTAGE**

Total floor area: 140.6 sq.m. = 1513 sq.ft. approx.

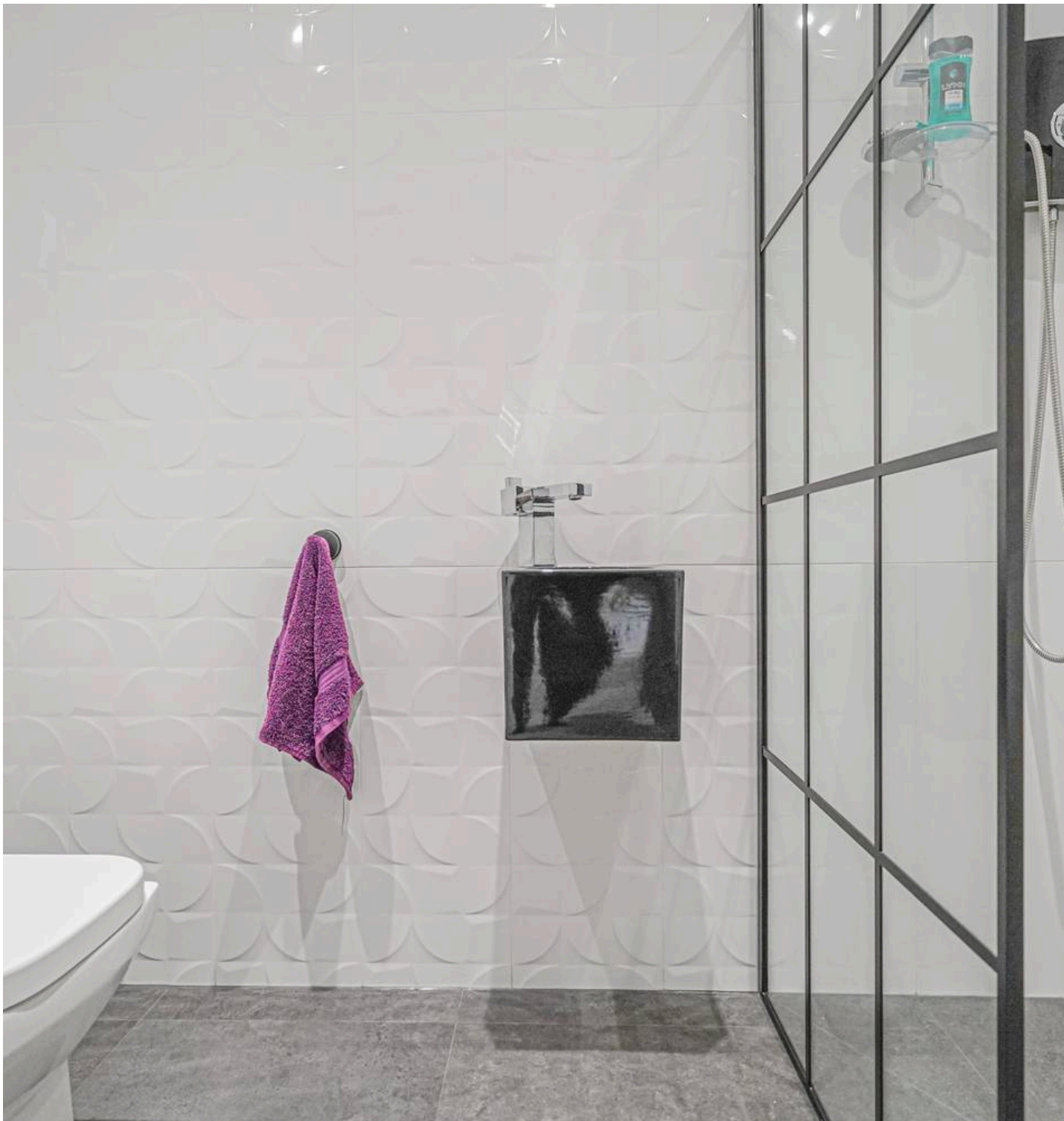
ITEMS INCLUDED IN THE SALE

AEG integrated oven and combi oven/microwave, hob, integrated extractor and integrated dishwasher. Zanussi integrated fridge and freezer, bedroom bedside tables, underfloor heating, Ketter garden shed, all carpets, some blinds and light fittings, fitted wardrobes in all bedrooms, CCTV, car charging point.

ADDITIONAL INFORMATION

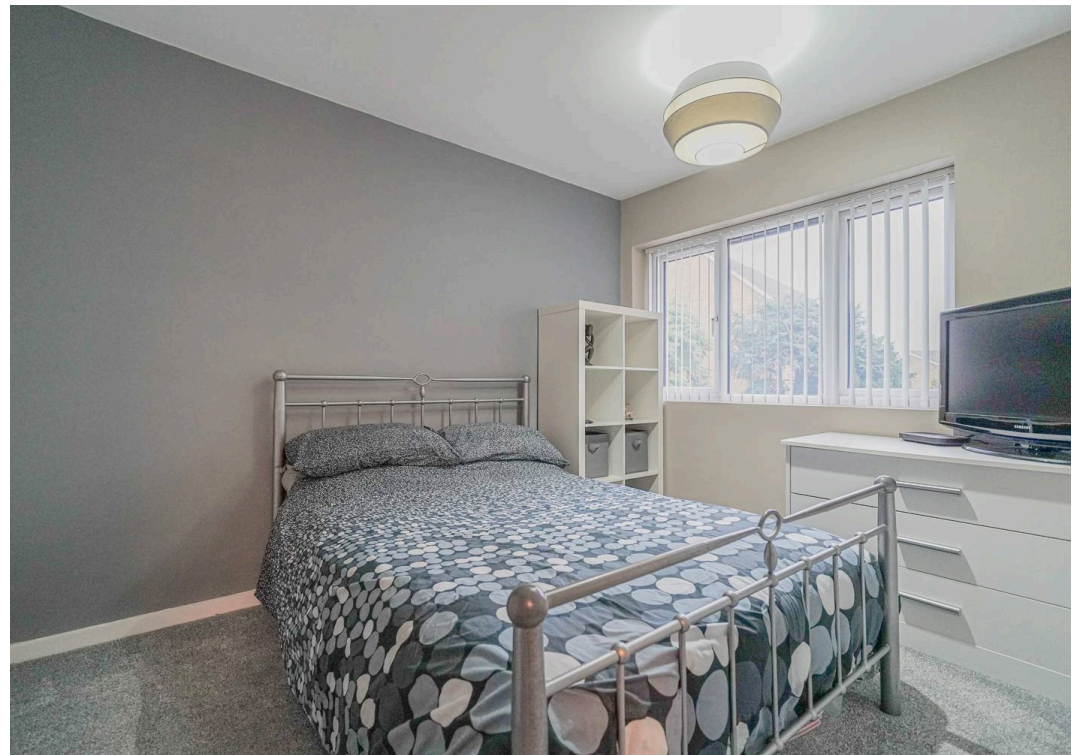
Services - Mains gas, electricity and water on a meter.

Loft - Boarded. Broadband.

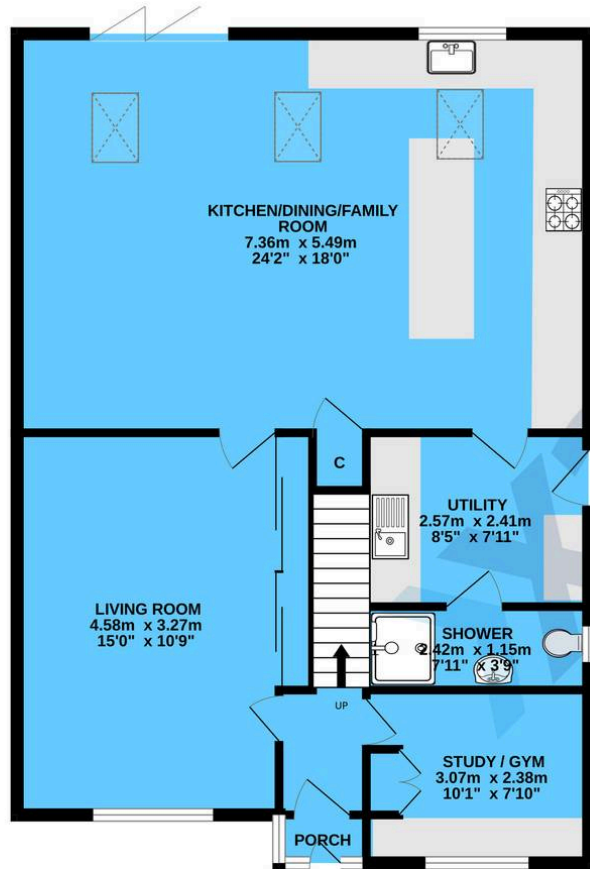


INFORMATION FOR POTENTIAL BUYERS

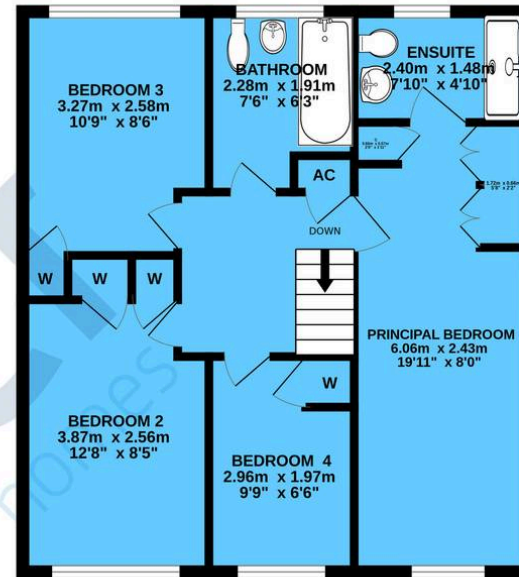
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



TOTAL FLOOR AREA : 140.6 sq.m. (1513 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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

