



Rosewood Drive, Shirley

Guide Price £600,000





PROPERTY OVERVIEW

Nestled on a quiet and sought-after road, this immaculately presented four-bedroom detached property is a true embodiment of elegant modern living. Boasting a prime corner plot position, this home offers the perfect balance of stylish design and practical functionality. As you step inside, you are greeted by a spacious entrance hallway that sets the tone for the luxurious interiors that await. The heart of the home is undoubtedly the stunning open plan kitchen/diner, where culinary enthusiasts will delight in the fully integrated appliances, sleek cabinetry, and a large breakfast island that doubles up as a social hub. Double doors open onto the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a convenient utility room with ample storage space, ensuring practicality meets style. The ground floor further impresses with a generously proportioned living room flooded with natural light from large windows, creating a warm and inviting ambience. A downstairs toilet adds a touch of convenience for guests and residents alike. Upstairs, the property continues to impress with four well-appointed bedrooms, offering ample space for relaxation and rest. The principal bedroom boasts fitted wardrobes and a large ensuite, providing a private sanctuary for the homeowners. The remaining bedrooms are serviced by a contemporary family bathroom, designed with both style and comfort in mind.



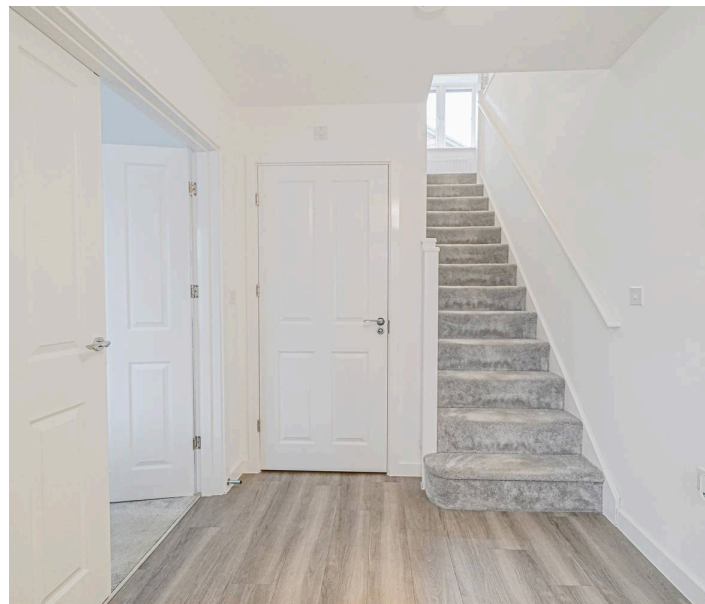
Outside, the property showcases a delightful rear garden that basks in sunlight throughout the day, offering a tranquil escape for outdoor gatherings or moments of relaxation. A driveway leads to a detached garage, providing secure parking and additional storage space for the residents. Benefitting from a 10-year new build guarantee, this property presents a unique opportunity to own a contemporary home in a desirable location. With its elegant design, modern features, and prime corner plot position, this property is a rare find that promises a lifestyle of comfort and sophistication.

PROPERTY LOCATION

Blythe Valley which is situated on the edge of Cheswick Green, Monkspath and open countryside and within easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops,

Council Tax band: F

Tenure: Freehold





- Nestled On A Quiet & Sought After Road
- Immaculately Presented Four Bedroom Detached
- Boasting A Prime Corner Plot Position
- Open Plan Kitchen/Diner
- Generously Proportioned Living Room
- Four Well Appointed Bedrooms
- Principal Bedroom With Fitted Wardrobes & Large Ensuite
- Delightful Rear Garden & Detached Garage

ENTRANCE HALLWAY

WC

6' 3" x 3' 7" (1.91m x 1.09m)

LIVING ROOM

21' 8" x 12' 2" (6.60m x 3.71m)

KITCHEN/DINER

21' 7" x 16' 4" (6.58m x 4.98m)

UTILITY ROOM

7' 0" x 5' 11" (2.13m x 1.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 3" x 12' 11" (4.04m x 3.94m)

ENSUITE

7' 11" x 4' 8" (2.41m x 1.42m)

BEDROOM TWO

12' 10" x 10' 5" (3.91m x 3.18m)

BEDROOM THREE

10' 10" x 9' 4" (3.30m x 2.84m)

BEDROOM FOUR

9' 0" x 7' 11" (2.74m x 2.41m)

**BATHROOM**

7' 1" x 6' 6" (2.16m x 1.98m)

TOTAL SQUARE FOOTAGE

141 sq.m (1518 sq.ft) approx.

OUTSIDE THE PROPERTY**DETACHED GARAGE****DELIGHTFULL REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms, car charging point (fitted October 2023) and Clarkson Evan's wireless remote control alarm (fitted from new).

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises).



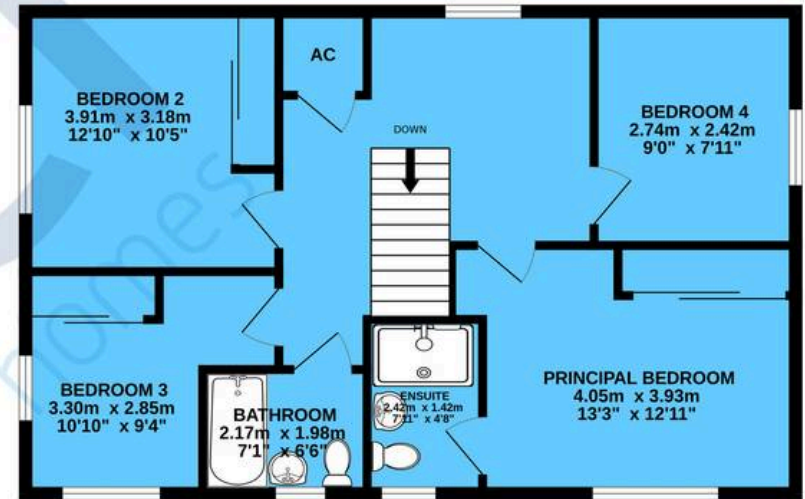
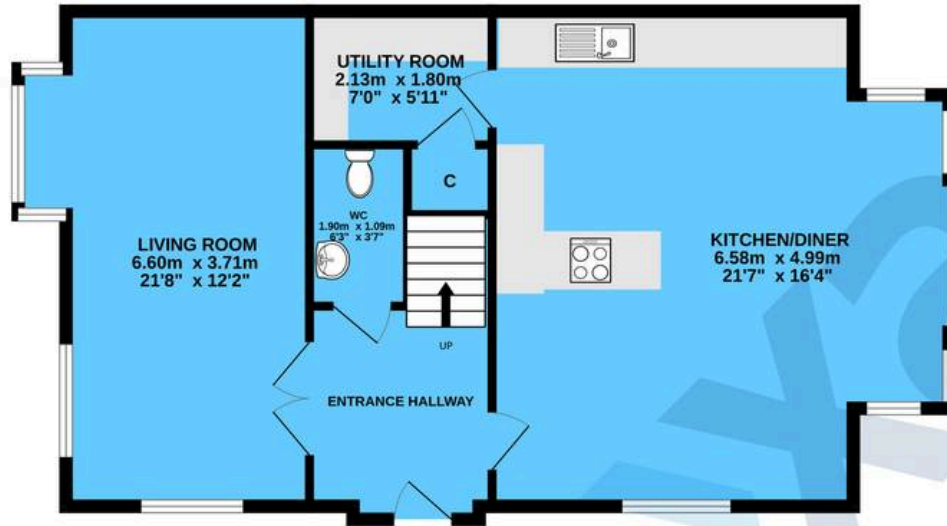
INFORMATION FOR POTENTIAL BUYERS

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 : 141.0 sq.m. (1518 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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