



St. Laurence Close, Rowington

Offers In Region Of **£325,000**





PROPERTY OVERVIEW

Set behind a block paved driveway proving ample parking, this delightful three-bedroom mid-terrace house is located in the charming village of Rowington. All downstairs accommodation is conveniently accessible via the entrance hallway, comprising a front reception room with a feature fireplace with log burner and a breakfast kitchen to the rear with views over the garden and Rowington Green beyond. Upstairs, the property boasts two large double bedrooms and a single bedroom (two of the bedrooms have fitted wardrobes), all are serviced by a family bathroom featuring a walk-in shower. The property is offered to the market with the added benefit of no upward chain, providing a smooth transaction for potential buyers. To the rear of the property lies a landscaped southeast facing garden with outside toilet, outbuildings/shed to the rear and a full-width patio, offering a peaceful retreat overlooking Rowington Green. The outdoor space provides a tranquil setting for relaxation and entertaining guests, ideal for enjoying sunny afternoons and hosting gatherings. Situated in the heart of Rowington, residents can enjoy easy access to local amenities, creating a convenient and comfortable living experience.





With its picturesque surroundings and peaceful ambience, the outside space complements the interior living areas, enhancing the overall appeal and functionality of the property. Whether basking in the sunshine on the patio or enjoying the green views, the outdoor area adds value to this charming home, making it a desirable and inviting place to call home in the serene village of Rowington.

PROPERTY LOCATION

Set within the delightful village of Rowington, St Laurence Close 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: C

Tenure: Freehold





- Set Behind A Block Paved Driveway Proving Ample Parking
- All Downstairs Accommodation Is Located Via The Entrance Hallway And Is Comprised Of A Front Reception Room With Feature Fireplace With Log Burner And Breakfast Kitchen To The Rear
- Three Bedroom Mid-Terrace House Located In The Village Of Rowington
- Upstairs The Property Benefits From Two Large Double Bedrooms And A Single Bedroom, Two Of The Bedrooms Have Fitted Wardrobes All Serviced By A Family Bathroom With Walk In Shower
- To The Rear Of The Property Is A Landscaped South easterly Facing garden With Full Width Patio looking Over Rowington Green
- The Property Is Offered To The Market With The Benefit Of No Upward Chain
- Located In The Charming Village Of Rowington Close To Local Amenities
- Outside Toilet & Outbuildings/Shed To The Rear Of The Property

PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 5" x 10' 0" (4.70m x 3.05m)

BREAKFAST KITCHEN

KITCHEN AREA

11' 6" x 10' 0" (3.51m x 3.05m)

DINING AREA

10' 0" x 10' 0" (3.05m x 3.05m)

WC

STORE

9' 0" x 5' 9" (2.74m x 1.75m)



FIRST FLOOR

BEDROOM ONE

15' 5" x 10' 0" (4.70m x 3.05m)

BEDROOM TWO

11' 8" x 10' 0" (3.56m x 3.05m)

BEDROOM THREE

10' 0" x 6' 9" (3.05m x 2.06m)

SHOWER ROOM

7' 1" x 5' 11" (2.16m x 1.80m)

TOTAL SQUARE FOOTAGE

88.2 sq.m (950 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

LANDSCAPED REAR GARDEN WITH FULL WIDTH PATIO

With toilet and outbuildings/shed.

ITEMS INCLUDED IN THE SALE

Free standing cooker, solar panels, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter (solar heated hot water), mains electric and sewers. Broadband - ADSL copper wire.



INFORMATION FOR POTENTIAL BUYERS

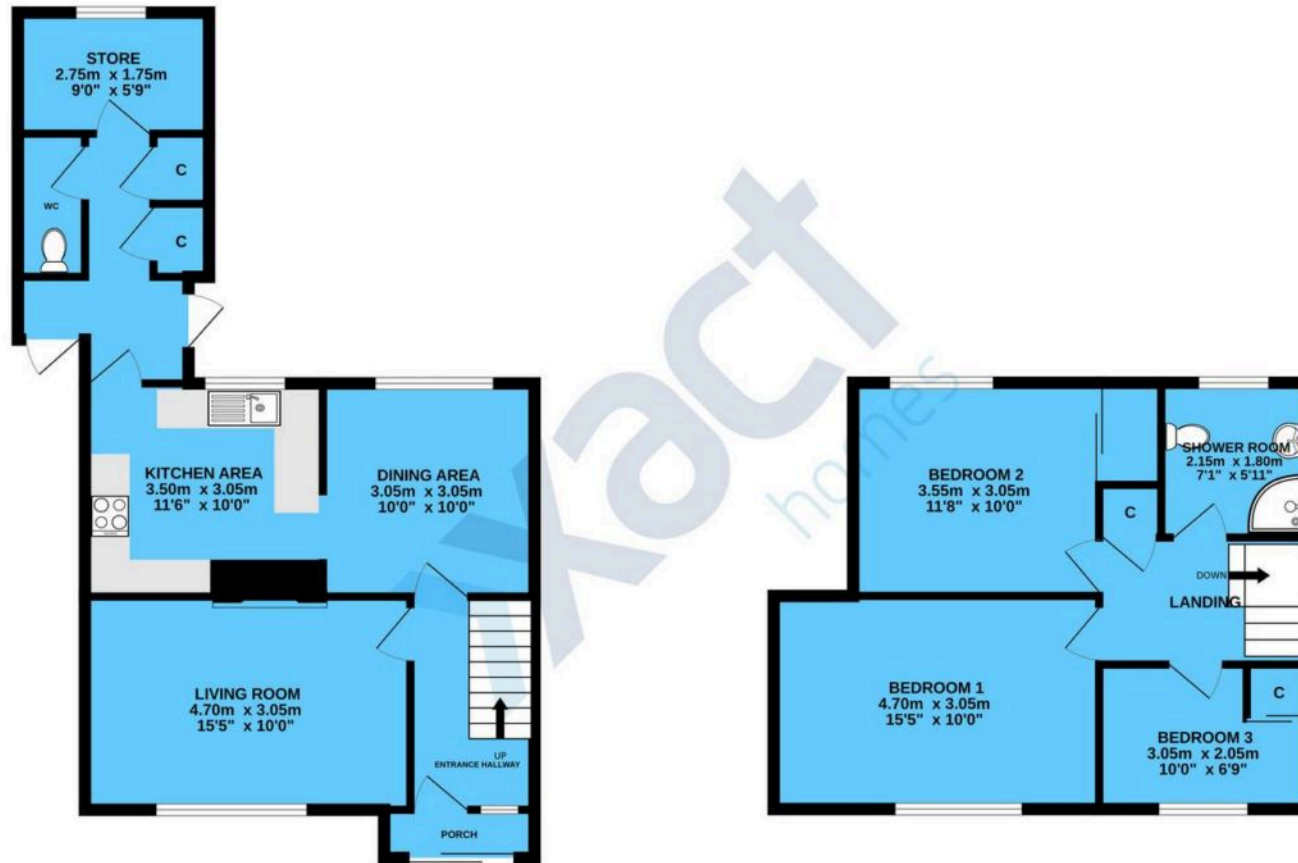
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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 : 88.2 sq.m. (950 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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