



Rowthorn Drive, Shirley

Guide Price £475,000





PROPERTY OVERVIEW

Welcome to this delightful two-bedroom detached bungalow situated on a quiet cul-de-sac, offering a peaceful retreat with convenient access to all local amenities and schools. Thoughtfully extended to accommodate modern living, this property boasts no upward chain, presenting an attractive opportunity for potential buyers. Upon entering, you are greeted by a welcoming entrance hallway that leads to the heart of the home, an open plan kitchen/diner flooded with an abundance of natural light. The practical utility room provides additional functionality and leads to a large garage, perfect for storage or potential conversion. The spacious living room is tastefully interconnected to a conservatory, offering picturesque views of the well-maintained rear garden. This tranquil outdoor space includes ample patio seating areas, ideal for relaxing or entertaining guests. Two generously sized double bedrooms provide comfortable living space, with the principal bedroom featuring fitted wardrobes and an en-suite for added convenience. The remaining rooms are serviced by a modern family bathroom, finished to a high standard. Externally, the property features a wide driveway offering parking for multiple vehicles, ensuring practicality for homeowners and visitors alike.



This charming bungalow combines comfort with a sense of tranquillity, making it a desirable choice for those seeking a relaxed lifestyle within reach of local amenities. Don't miss the opportunity to make this property your own and enjoy all it has to offer. Contact us today to arrange a viewing and secure your place in this welcoming community.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: E

Tenure: Freehold



- Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Abundance Of Natural Light Throughout
- Spacious Living Room & Conservatory
- Open Plan Kitchen / Diner
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Well Maintained Rear Garden
- Wide Driveway Leading To Garage



ENTRANCE HALLWAY

LIVING ROOM

20' 1" x 10' 6" (6.12m x 3.20m)

CONSERVATORY

9' 0" x 8' 0" (2.74m x 2.44m)

KITCHEN/DINER

12' 4" x 10' 7" (3.76m x 3.23m)

UTILITY ROOM

9' 0" x 5' 5" (2.74m x 1.65m)

PRINCIPAL BEDROOM

14' 7" x 12' 10" (4.45m x 3.91m)

ENSUITE

8' 1" x 7' 5" (2.46m x 2.26m)

BEDROOM TWO

14' 7" x 10' 4" (4.45m x 3.15m)

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

INTEGRAL GARAGE

16' 6" x 9' 5" (5.03m x 2.87m)

UTILITY AREA

9' 5" x 8' 1" (2.87m x 2.46m)

TOTAL SQUARE FOOTAGE

108.2 sq.m (1165 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN WITH PATIO SEATING

ITEMS INCLUDED IN THE SALE

Garden shed, electric garage door, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

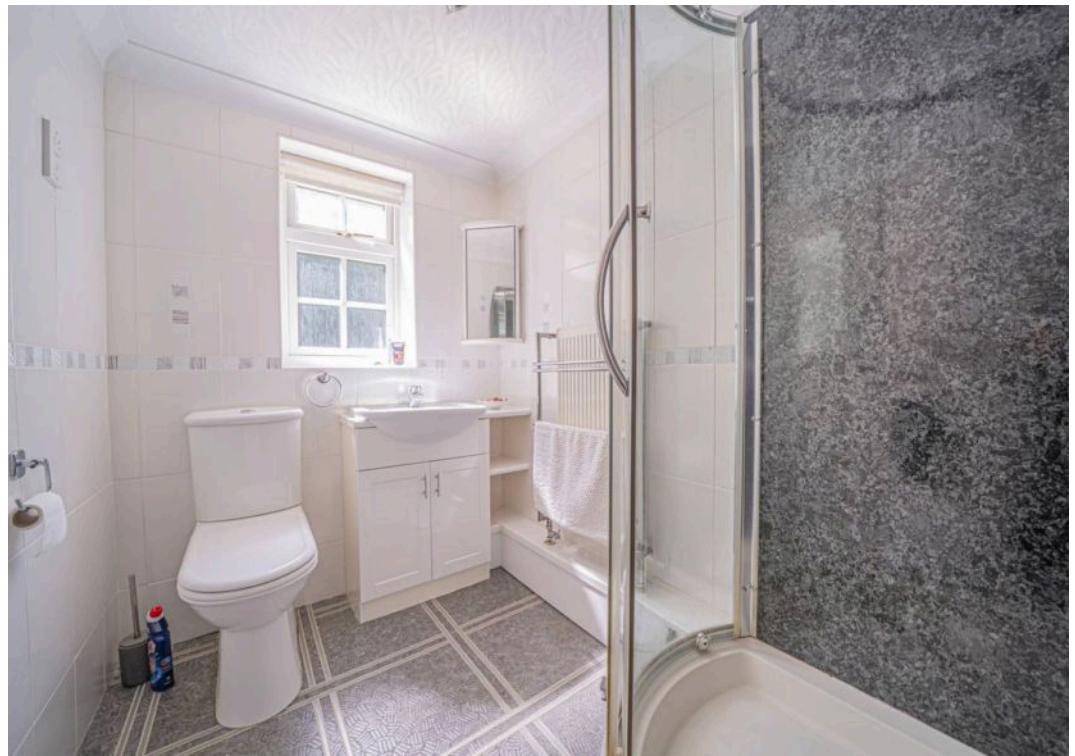
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

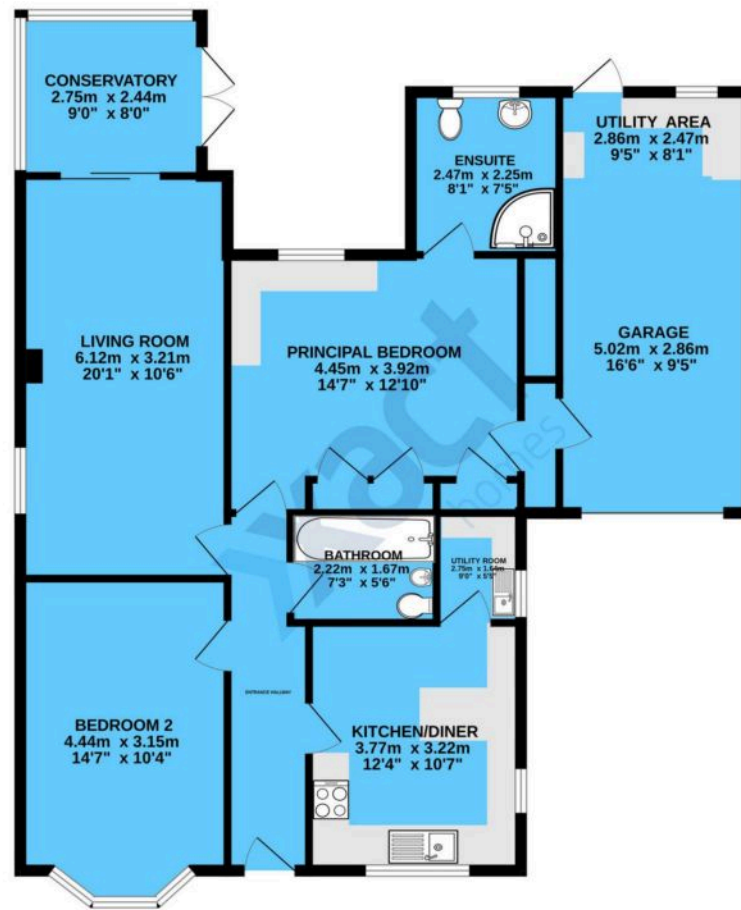
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 108.2 sq.m. (1165 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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