



Rowood Drive, Solihull

Guide Price £310,000





PROPERTY OVERVIEW

Nestled within a sought-after residential area, this delightful three-bedroom end-terrace home presents a rare opportunity for prospective buyers seeking a well-presented and functionally thought-out living space. Meticulously remodelled by the existing owners, this property showcases a harmonious blend of contemporary style and practical design.

Upon entering, one is greeted by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor boasts two spacious reception rooms, offering flexible living options. The large living room spans the rear elevation, providing a light-filled sanctuary with views of the rear garden. Additionally, a dining room, once a garage, offers a versatile space for entertaining guests or enjoying family meals.

The fitted kitchen, designed with both aesthetics and functionality in mind, is equipped with modern appliances and ample storage space, catering to the needs of aspiring chefs and culinary enthusiasts alike.

Ascending the stairs, one will find three generously sized bedrooms, each exuding comfort and tranquillity. Serviced by a well-appointed family shower room, these bedrooms provide the perfect retreat for relaxation and rejuvenation after a long day.





Outside, the property boasts a beautiful rear garden, offering a serene escape from the hustle and bustle of every-day life. A patio seating area provides the ideal spot for al fresco dining or simply unwinding amidst the lush surroundings.

Completing this impressive property is a driveway with parking for multiple vehicles, ensuring that convenience is never compromised. With easy access to local amenities, schools, and transport links, this home epitomises modern living at its finest.

In summary, this meticulously maintained property offers a rare opportunity to acquire a tastefully remodelled home that seamlessly combines style, comfort, and functionality. With its spacious living areas, well-appointed bedrooms, and charming outdoor space, this end-terrace residence is sure to captivate discerning buyers seeking a place to call home.

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: C

Tenure: Freehold





- Three Bedroom End Terrace Home Located In a Sought After Residential Area
- Two Spacious Reception Rooms On The Ground Floor, Including A Large Rear-Facing Living Room And A Converted Garage Now Serving As A Dining Room
- Modern Fitted Kitchen With Ample Storage And Contemporary Appliances
- Three Generously Sized Bedrooms And A Well Appointed Family Shower Room To First Floor
- Rear Garden With Patio Seating Area
- Driveway With Parking For Multiple Vehicles
- Close To Local Amenities, Schools And Transport Links



ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

11' 9" x 6' 6" (3.59m x 1.97m)

DINING ROOM

15' 3" x 8' 0" (4.65m x 2.43m)

LIVING ROOM

18' 0" x 10' 7" (5.48m x 3.23m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 8" x 8' 7" (4.16m x 2.61m)

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m)

BEDROOM THREE

8' 11" x 8' 7" (2.73m x 2.61m)

SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m)

TOTAL SQUARE FOOTAGE

80.8 sq.m (870 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, Beko fridge, Hotpoint freezer, some blinds, some light fittings and garden shed.

ADDITIONAL INFORMATION

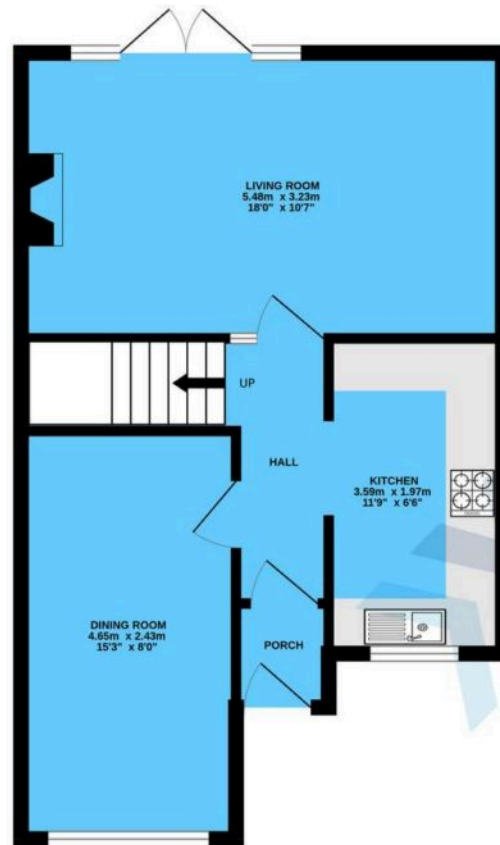
Services – direct mains water and sewers. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

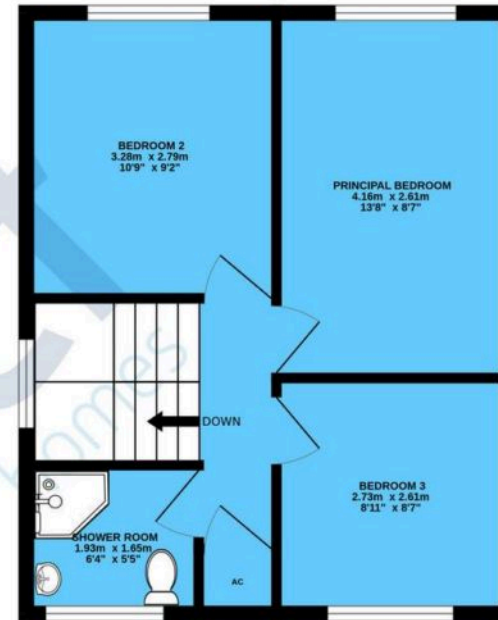
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



1ST FLOOR



TOTAL FLOOR AREA : 80.8 sq.m. (870 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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