



Rowood Drive, Solihull

Guide Price £320,000







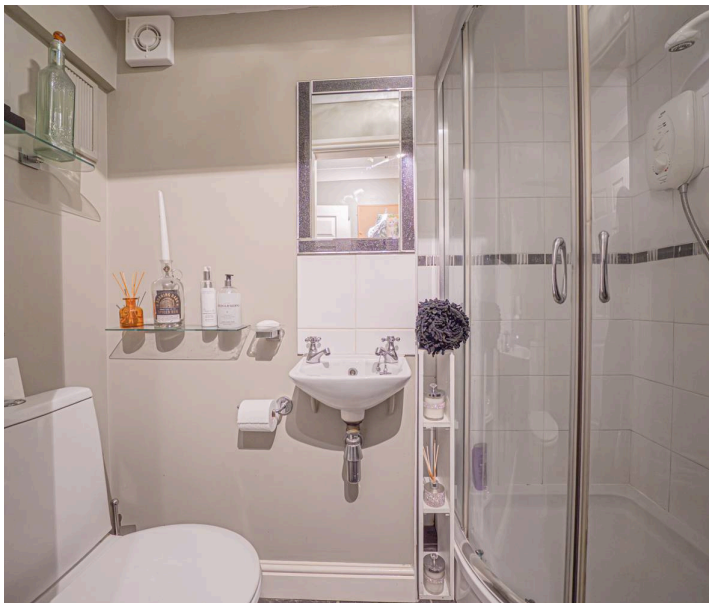
## PROPERTY OVERVIEW

Nestled on a sought after road, this extended three-bedroom end terrace home presents a wonderful opportunity for those seeking a comfortable and well-appointed dwelling. The property is welcomed by an entrance porch, leading into a spacious kitchen, boasting ample storage space for all culinary needs. A convenient utility room, equipped with facilities, connects to a downstairs shower room, enhancing the practicality and versatility of the home.

The true highlight of the residence lies in the extended living and dining room, where vast windows offer excellent views of the rear garden. This expansive living space allows for versatile furnishing arrangements, ideal for both family living and entertaining guests.

Ascending the stairs, you will find three double bedrooms, each offering a peaceful retreat for rest and relaxation. These comfortable sleeping quarters are well-served by a family shower room, complete with modern fixtures and fittings.

The property boasts a delightful rear garden, perfect for enjoying outdoor activities or simply basking in the tranquillity of nature. A large decking area presents an ideal spot for al fresco dining or social gatherings, making it a versatile extension of the indoor living space. The garden is meticulously maintained, showcasing lush greenery and colourful blooms throughout the seasons.







To the front of the property, a driveway provides off-street parking for multiple vehicles, ensuring convenience for residents and guests alike. This practical feature adds to the overall appeal of the home, offering ease of access for every-day comings and goings.

In summary, this property offers a harmonious blend of comfort, convenience, and style, making it a desirable residence for discerning buyers. With its spacious interior, charming garden, and sought-after location, this home is poised to provide a haven for its new owners to create lasting memories and enjoy the best that modern living has to offer.

#### 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







- Extended Three Bedroom End Terrace Home Located On A Sought-After Road
- Large Kitchen With Ample Storage, Supported By A Useful Utility Room And Downstairs Shower Room
- Spacious Extended Living & Dining Room With Large Windows Overlooking The Rear Garden
- Three Double Bedrooms Served By A Family Shower Room With Modern Fixtures
- Well Maintained Rear Garden With Decking Area
- Front Driveway Providing Parking Space For Multiple Vehicles





## **ENTRANCE PORCH**

### **KITCHEN**

11' 11" x 10' 4" (3.63m x 3.16m)

### **LIVING / DINING ROOM**

18' 11" x 18' 1" (5.77m x 5.50m)

### **UTILITY ROOM**

7' 1" x 5' 5" (2.15m x 1.65m)

### **SHOWER ROOM**

7' 1" x 3' 11" (2.15m x 1.20m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 0" x 8' 10" (4.26m x 2.70m)

### **BEDROOM TWO**

10' 10" x 9' 0" (3.30m x 2.74m)

### **BEDROOM THREE**

8' 10" x 8' 9" (2.68m x 2.67m)

### **SHOWER ROOM**

6' 3" x 6' 0" (1.91m x 1.83m)

### **TOTAL SQUARE FOOTAGE**

100.0 sq.m (1076 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **GARAGE**

7' 11" x 5' 9" (2.41m x 1.76m)

### **DRIVEWAY PARKING**

### **GARDEN**

### **DECKING AREA**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

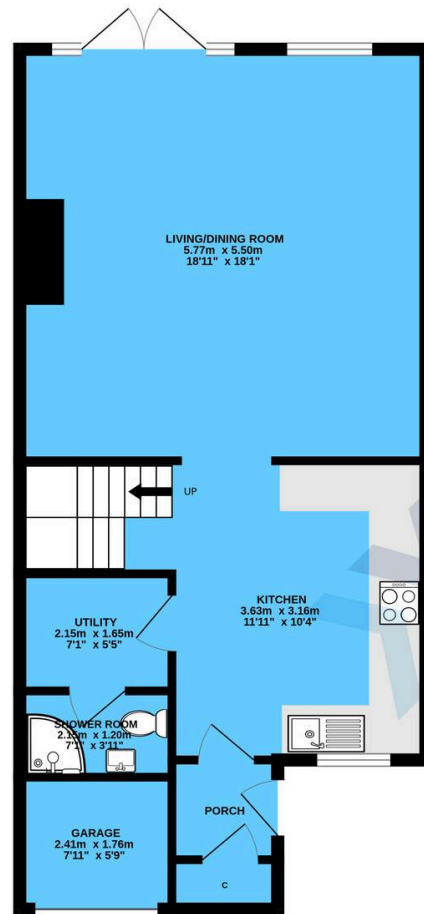
Services – direct mains water, sewers and electricity.  
Broadband – FTTC (fibre to the cabinet). Loft – partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

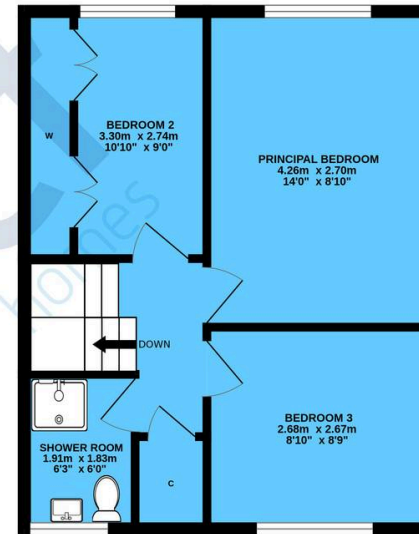
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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: 100.0 sq.m. (1076 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

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