



Rowood Drive, Solihull

Offers Over £250,000





PROPERTY OVERVIEW

Offered to the market with no upward chain, this three bedroom mid-terrace property presents an excellent opportunity for first-time buyers or investors seeking a home with great potential and scope for modernisation. Situated on a quiet cul-de-sac, the house enjoys a peaceful setting while being conveniently close to local amenities and reputable schools, making it ideal for families and professionals alike.

Upon entering, you are welcomed by an entrance hallway that leads to a spacious fitted kitchen, providing ample storage and workspace for culinary enthusiasts. The large open-plan living and dining room offers a versatile area for relaxation and entertaining, with plenty of natural light creating an inviting atmosphere.

Upstairs, the property boasts three generously sized double bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms, home offices or hobby spaces. A well-proportioned family bathroom serves the upper floor, featuring all essential fittings and offering the opportunity for updating to suit personal taste.

Additional benefits include a garage situated in a separate block (perfect for secure storage or parking) and shared off road parking for residents, ensuring convenience for homeowners and visitors.





With its desirable location, practical layout and potential for improvement, this property is perfect for buyers looking for a quick purchase and the chance to add value. Early viewing is highly recommended to appreciate the possibilities this home has to offer.

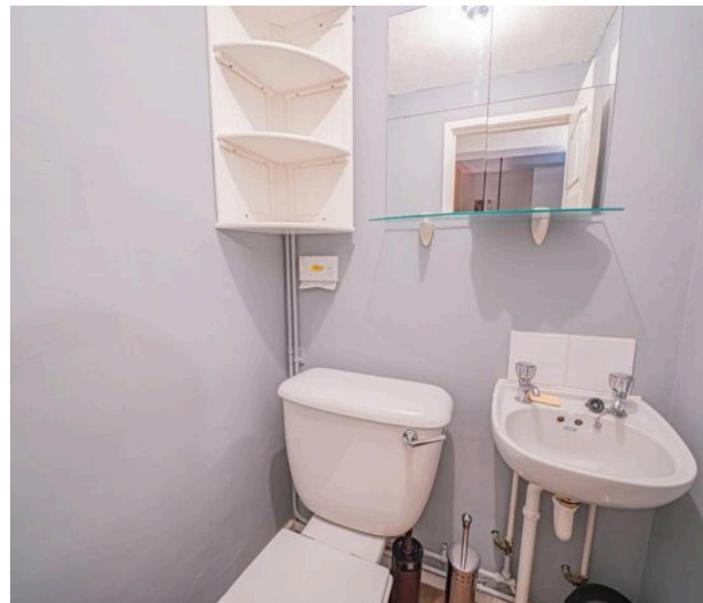
PROPERTY LOCATION

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

- Three Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers & Investors
- In Need Of Modernisation
- Great Location Close To Local Amenities & Schools
- Large Open Plan Living / Dining Room
- Three Generously Sized Double Bedrooms
- Excellent Rear Garden
- Garage In Detached Block





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

KITCHEN

14' 7" x 12' 0" (4.44m x 3.67m)

LIVING / DINING ROOM

20' 8" x 11' 3" (6.30m x 3.43m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 0" x 10' 5" (4.57m x 3.18m)

BEDROOM TWO

11' 7" x 11' 3" (3.54m x 3.44m)

BEDROOM THREE

8' 4" x 8' 0" (2.55m x 2.44m)

BATHROOM

9' 4" x 5' 4" (2.84m x 1.62m)

TOTAL SQUARE FOOTAGE

101.0 sq.m (1083 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

OFF STREET UNALLOCATED PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, some curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

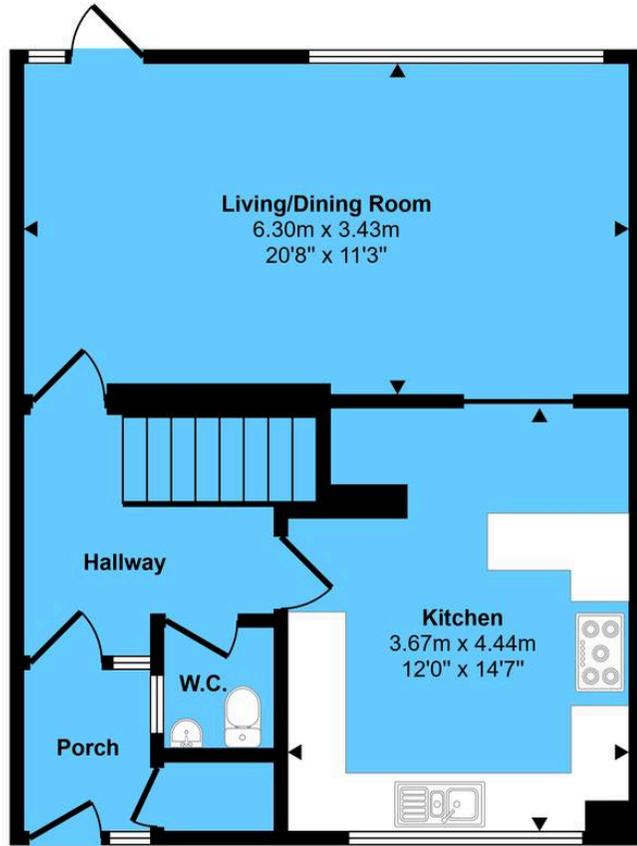
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

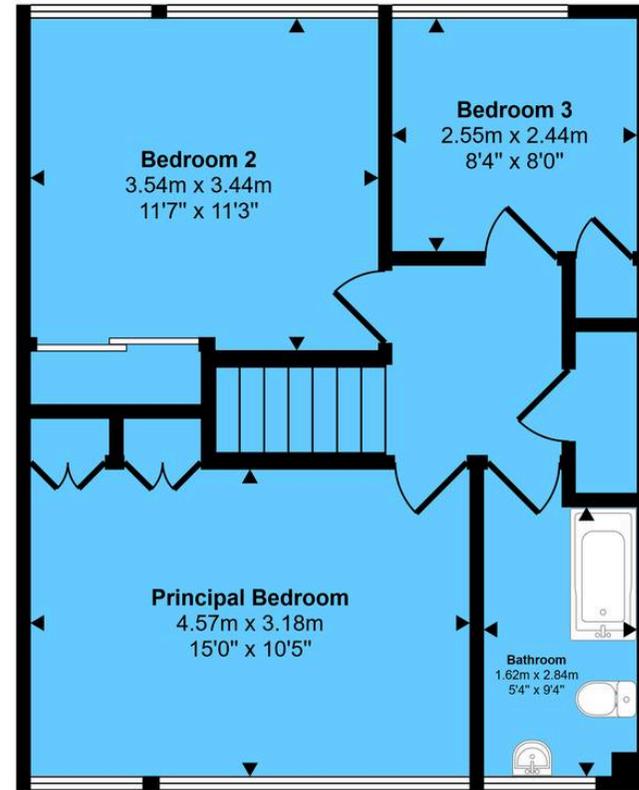
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
101 sq m / 1083 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft



First Floor
Approx 50 sq m / 535 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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