



Rowood Drive, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home is set on an impressive corner plot in a highly sought-after location, close to excellent local amenities and reputable schools, making it ideal for families seeking convenience and comfort. Offered with NO UPWARD CHAIN, the property is set back behind a large driveway that provides parking for multiple vehicles, complemented by a pleasant lawn foregarden that enhances its attractive kerb appeal.

Upon entering, a welcoming entrance porch leads into a bright and spacious living room, perfect for relaxing or entertaining guests. The living room flows seamlessly into a superb dining room, which is flooded with natural light and offers lovely views of the rear aspect, creating an inviting setting for family meals or formal occasions. The fitted breakfast kitchen provides ample storage and workspace, catering to the needs of a busy household, while the practical utility room with guest cloakroom adds further convenience. There is also a single garage, ideal for secure parking or additional storage.

Upstairs, the property boasts four generously sized bedrooms, ensuring plenty of space for growing families or those who require a home office or guest room. The principal bedroom benefits from fitted wardrobes, offering a private retreat, with all bedrooms serviced by a well-appointed family bathroom and additional shower room. The private westerly facing rear garden is perfect for enjoying afternoon and evening sunshine in privacy.



The impressive size of the plot allows superb scope for extension (subject to the necessary planning permissions), whether you are considering a side or rear extension, or both, providing excellent potential to tailor the home to your individual needs. This property presents a rare opportunity to acquire a spacious and versatile family home in a prime location, with the added benefit of no upward chain, making for a straightforward and stress-free purchase. Early viewing is highly recommended to fully appreciate the space, layout and potential that this wonderful 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: E

Tenure: Freehold

- Delightful Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Great Location Close To All Local Amenities & Schools
- Abundance Of Natural Light Throughout
- Excellent Corner Plot & Private Rear Garden
- Four Generously Sized Bedrooms
- Family Bathroom & Shower Room
- Early Viewing Essential



ENTRANCE PORCH

LIVING ROOM

17' 11" x 14' 1" (5.47m x 4.30m)

DINING ROOM

10' 11" x 8' 6" (3.34m x 2.60m)

BREAKFAST KITCHEN

12' 6" x 8' 10" (3.80m x 2.70m)

UTILITY

10' 5" x 8' 4" (3.17m x 2.53m)

WC

INTEGRAL GARAGE

18' 3" x 8' 8" (5.57m x 2.64m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 11' 7" (3.70m x 3.54m)

BEDROOM TWO

13' 0" x 8' 5" (3.96m x 2.57m)

BEDROOM THREE

11' 7" x 10' 2" (3.52m x 3.10m)

BEDROOM FOUR

8' 5" x 7' 8" (2.57m x 2.34m)

BATHROOM

7' 6" x 6' 1" (2.28m x 1.86m)

SHOWER ROOM

10' 6" x 8' 10" (3.20m x 2.70m)

TOTAL SQUARE FOOTAGE

129.1 sq.m (1390 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

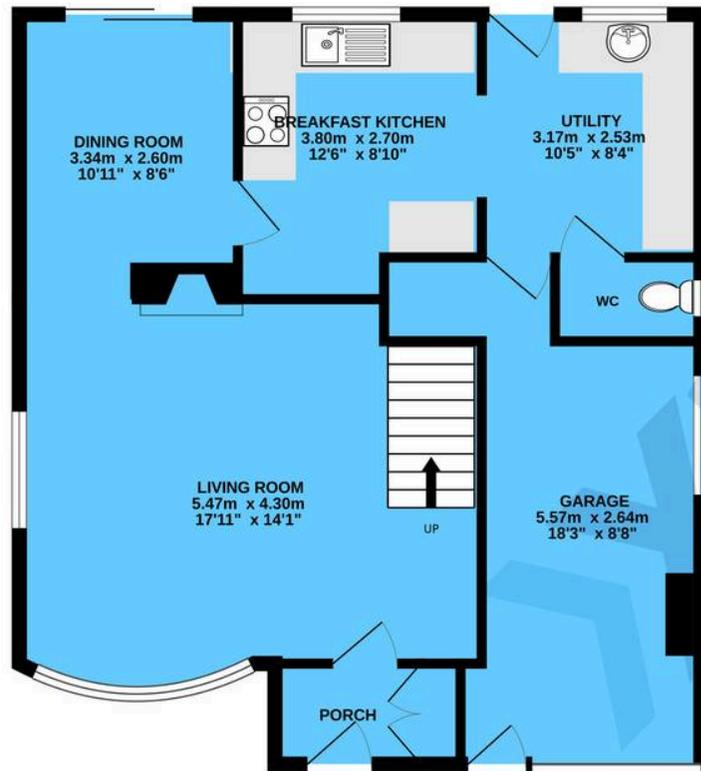
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

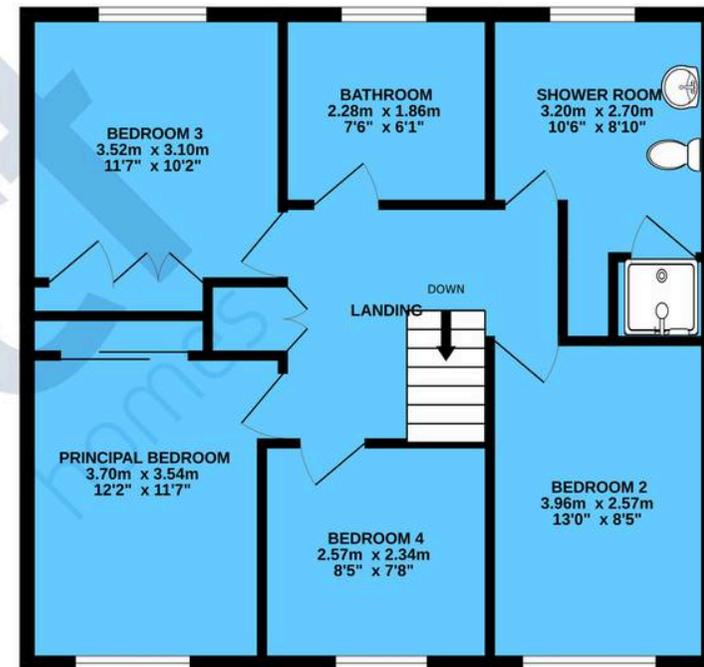
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



1ST FLOOR



TOTAL FLOOR AREA : 129.1 sq.m. (1390 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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