



## Rosewood Drive, Shirley

Guide Price £525,000



## PROPERTY OVERVIEW

This superb four bedroom town house, arranged over three well-proportioned floors, offers a contemporary lifestyle in a prime location close to local amenities and excellent transport links. Upon entry, you are welcomed by a large entrance hallway, which features a cloakroom and ample storage space (ideal for coats, shoes and every-day essentials). The heart of the home is the impressive open plan kitchen/dining room, where natural light streams in through generous windows and highlights the stylish central island, providing a perfect setting for both family meals and entertaining guests. The property also benefits from a large integrated garage, offering secure parking and additional storage options, with a private driveway accommodating two vehicles alongside. Ascending to the first floor, you will find a spacious living room that boasts excellent views over the picturesque village green, complemented by a Juliet balcony that brings the outdoors in and creates a bright, airy atmosphere. This floor also features two bedrooms, conveniently serviced by a modern family bathroom, making it ideal for guests or as a flexible home office. The second floor is dedicated to two further double bedrooms, each identical in size and layout, and both enjoying the luxury of their own private en-suite bathrooms (perfect for families or visiting guests seeking comfort and privacy).



The property has been thoughtfully designed to maximise space, light and functionality throughout, with high quality finishes and a neutral décor palette that will suit a range of tastes and styles. With its spacious layout, versatile accommodation and prime setting, this townhouse presents an exceptional opportunity for families, professionals or anyone seeking an easy, contemporary lifestyle within easy reach of everything the village has to offer. Early viewing is highly recommended to appreciate the quality and generous proportions of this outstanding home.

#### PROPERTY LOCATION

Blythe Valley is situated on the edge of Cheswick Green, Monkspath and open countryside and within easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store and also nearby delightful villages of Knowle and Dorridge.

Council Tax band: E

Tenure: Freehold





- Well Presented Four Bedroom Town House
- Prime Location Close To All Local Amenities & Transport Links
- Set Over Three Floors
- Abundance Of Natural Light Throughout
- Open Plan Kitchen / Dining Room
- Large Living Room With Juliet Balcony
- Four Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Driveway & Integral Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **KITCHEN/DINING ROOM**

18' 6" x 11' 6" (5.65m x 3.50m)

#### **INTEGRAL GARAGE**

9' 9" x 21' 1" (2.98m x 6.42m)

#### **FIRST FLOOR**

#### **LIVING ROOM**

18' 1" x 11' 9" (5.50m x 3.58m)

#### **BEDROOM THREE**

10' 4" x 9' 5" (3.15m x 2.88m)

#### **BEDROOM FOUR**

7' 5" x 9' 4" (2.26m x 2.85m)

#### **BATHROOM**

7' 0" x 6' 8" (2.13m x 2.02m)

#### **SECOND FLOOR**

#### **BEDROOM ONE**

18' 2" x 9' 5" (5.53m x 2.86m)

#### **ENSUITE**

9' 5" x 4' 5" (2.88m x 1.34m)

#### **BEDROOM TWO**

16' 2" x 9' 3" (4.94m x 2.81m)

**ENSUITE**

9' 7" x 4' 5" (2.92m x 1.34m)

**TOTAL SQUARE FOOTAGE**

150.0 sq.m (1617 sq.ft) approx.

**OUTSIDE THE PROPERTY****REAR GARDEN****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Indesit integrated oven, Indesit integrated hob, extractor, Indesit fridge/freezer, Indesit dishwasher, solar panels, all carpets, blinds and light fittings, some curtains and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

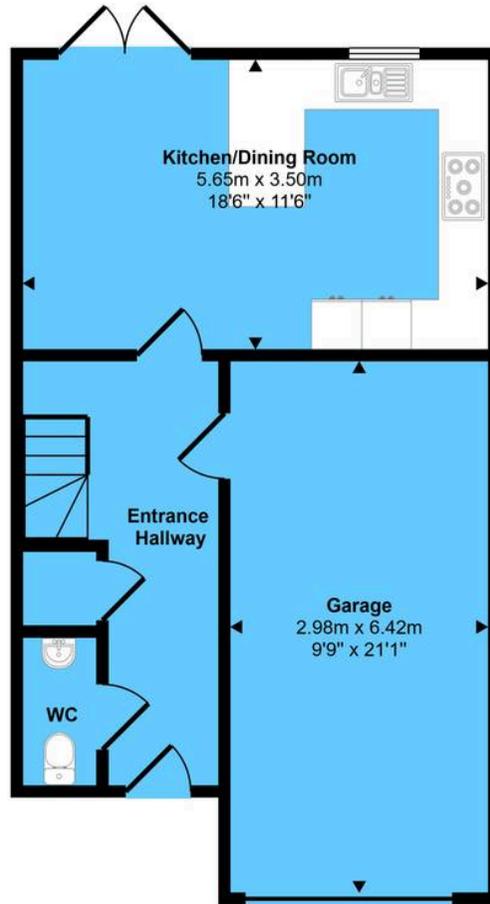
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

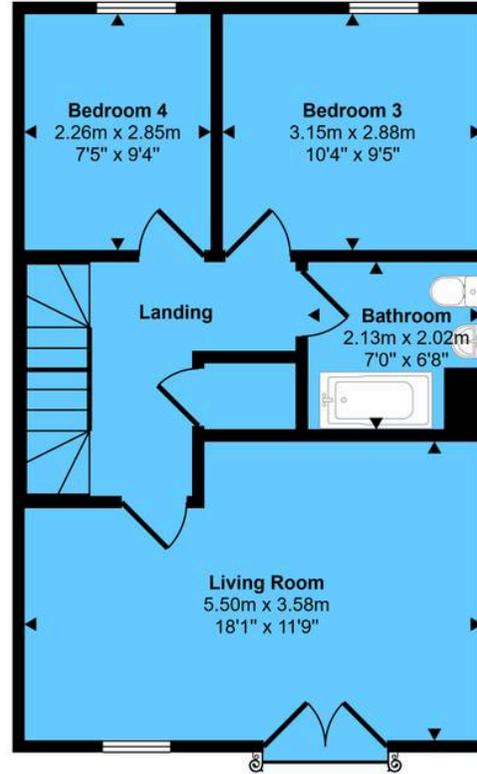
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



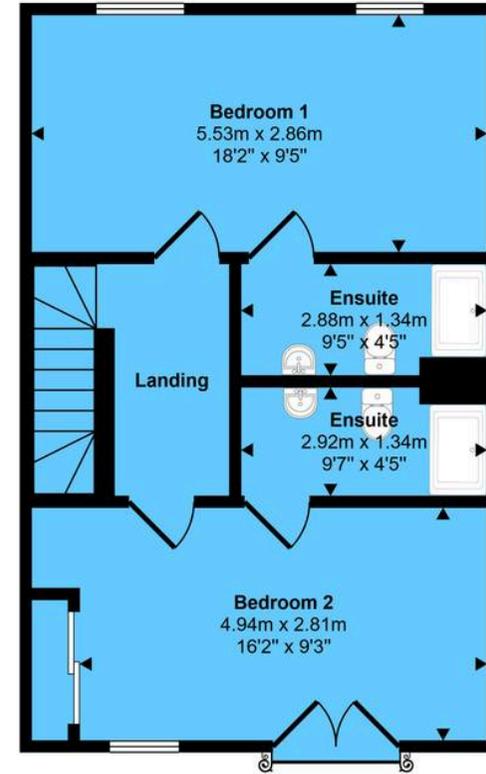
Approx Gross Internal Area  
150 sq m / 1617 sq ft



Ground Floor  
Approx 53 sq m / 571 sq ft



First Floor  
Approx 49 sq m / 523 sq ft



Second Floor  
Approx 49 sq m / 523 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.

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

