



St. Laurence Close, Rowington

Guide Price £350,000





PROPERTY OVERVIEW

This delightful three bedroom end terrace property is situated in a quiet cul-de-sac, offering excellent views of the surrounding countryside and providing a peaceful setting ideal for a range of buyers. The home is accessed via a practical porch that leads into a spacious hallway, creating an immediate sense of space and welcome. To the front of the property, you will find a generous living room that is flooded with natural light, making it an inviting space for relaxation or entertaining guests. The fitted breakfast kitchen is thoughtfully designed and flows seamlessly into a dedicated dining area, which benefits from pleasant views and ample space for family meals or gatherings. Upstairs, the accommodation comprises three bedrooms, including two spacious doubles and a versatile single bedroom that could be used as a study, nursery or guest room, all served by a family bathroom. The property benefits from a low maintenance, south-facing rear aspect that backs onto beautiful open countryside, enhancing the sense of privacy and tranquillity. There is also a driveway to the front, providing ample parking for residents and visitors alike. The home offers excellent scope to extend and personalise (subject to the necessary planning permissions), making it a fantastic opportunity for those looking to put their own stamp on a property or create additional living space.



Offered with no upward chain for a smooth and straightforward purchase process, this property is prime for first time buyers, families, or investors seeking a home in a desirable and peaceful location with plenty of potential. With its combination of spacious interiors, flexible accommodation, and the opportunity for further development, this property represents a rare opportunity to acquire a home that can grow and adapt to your needs over time. Early viewing is highly recommended to fully appreciate the setting, layout, and potential that this charming end terrace has to offer.

PROPERTY LOCATION

Set within the delightful village of Rowington, St Laurence Close enjoys a rural environment yet is only a few minutes' drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: C

Tenure: Freehold





- Delightful Three Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac In Rowington
- Excellent Countryside Views
- Scope To Extend Subject To Planning Permission
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Breakfast Kitchen & Dining Area
- Three Generously Sized Bedrooms
- Low Maintenance Rear Garden

PORCH

6' 8" x 4' 1" (2.02m x 1.25m)

SPACIOUS HALLWAY

5' 8" x 10' 0" (1.73m x 3.06m)

LIVING ROOM

15' 3" x 9' 9" (4.64m x 2.98m)

KITCHEN AREA

11' 3" x 9' 7" (3.42m x 2.93m)

DINING AREA

9' 9" x 9' 10" (2.98m x 2.99m)

FIRST FLOOR

BEDROOM ONE

11' 3" x 9' 11" (3.44m x 3.01m)

BEDROOM TWO

11' 4" x 9' 11" (3.46m x 3.03m)

BEDROOM THREE

9' 9" x 6' 8" (2.98m x 2.04m)

BATHROOM

7' 0" x 5' 5" (2.13m x 1.66m)

OUTSIDE THE PROPERTY

**OUTBUILDING**

5' 8" x 11' 6" (1.73m x 3.51m)

TOTAL SQUARE FOOTAGE

93.0 sq.m (1002 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LOW MAINTENANCE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtain, blinds and light fittings.

ADDITIONAL INFORMATION

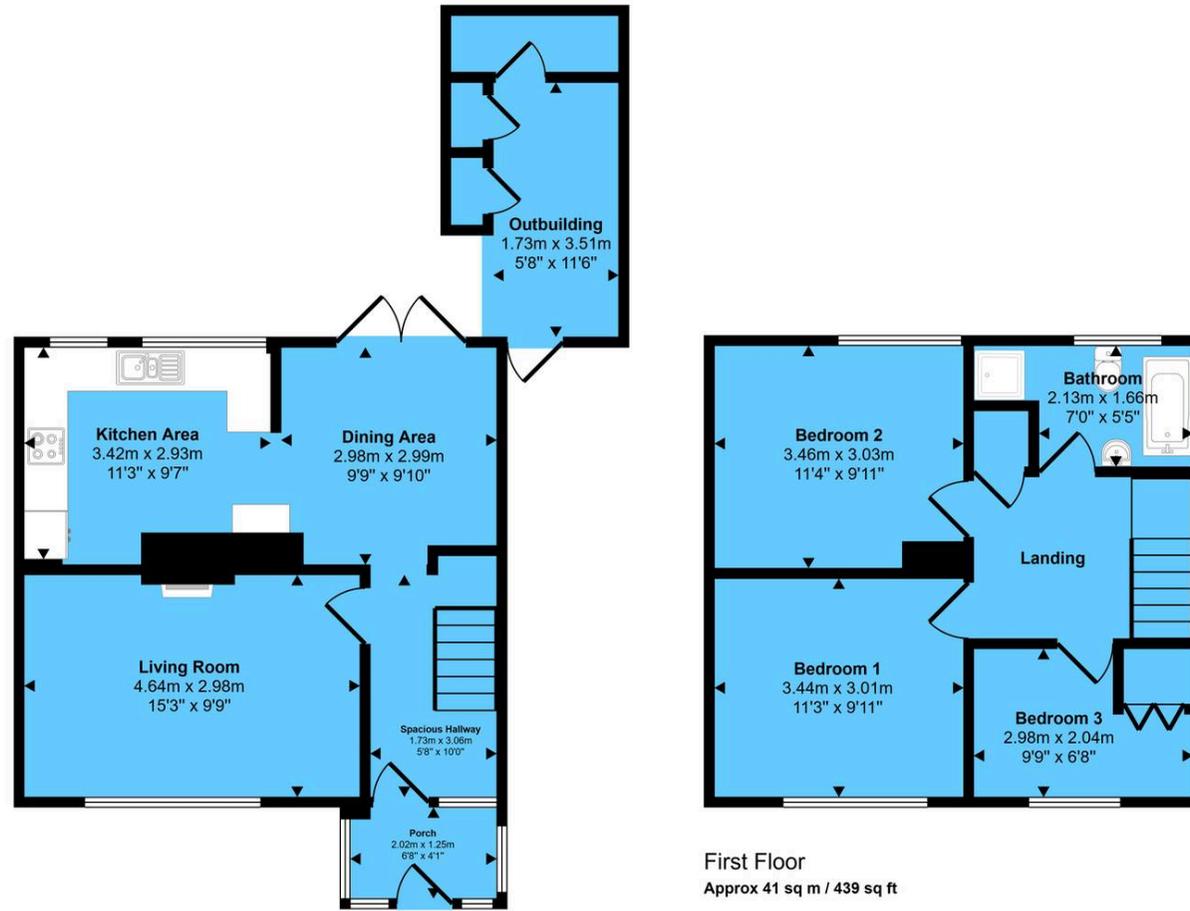
Services - water on a meter, mains electricity and sewers.

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
93 sq m / 1002 sq ft



Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 41 sq m / 439 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

