



Rowthorn Drive, Shirley

Guide Price £425,000





PROPERTY OVERVIEW

Presenting a wonderful opportunity to acquire a delightful two-bedroom detached bungalow, this property is now brought to the market with the added benefit of NO UPWARD CHAIN. Situated on a tranquil cul-de-sac, this home offers a peaceful retreat within a sought-after location. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the property. The hallway leads through to a generously sized living and dining room, flooded with natural light thanks to the sliding doors which open out to the rear garden. This space provides a comfortable setting for relaxation and entertaining, making it the heart of the home. The fitted kitchen is well-appointed with ample work surfaces, offering functionality for every-day living. The accommodation further comprises two bedrooms, one of which is a large double featuring fitted wardrobes for convenient storage solutions. Completing the internal layout is a family bathroom, ensuring practicality and comfort for residents and guests alike.





Externally, the property boasts a beautifully maintained rear garden with a lush lawn and a patio seating area, creating an ideal space for outdoor enjoyment and al fresco dining. To the front of the property, a well-kept lawn foregarden and a driveway provide off-road parking facilities leading to a single garage, catering to residents' parking needs with ease. In summary, this property presents an inviting and well-maintained living space, offering a blend of comfort and convenience in a peaceful location. With its thoughtful layout, ample natural light, and charming outdoor areas, this bungalow provides a versatile setting for prospective buyers seeking a place to call home. Don't miss the opportunity to make this property yours and schedule a viewing today.

PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors surgery, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: E

Tenure: Freehold





- Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden
- Driveway & Single Garage

ENTRANCE HALLWAY

LIVING/DINING ROOM

20' 1" x 10' 6" (6.12m x 3.20m)

KITCHEN

10' 1" x 8' 6" (3.07m x 2.59m)

PRINCIPAL BEDROOM

12' 11" x 10' 4" (3.94m x 3.15m)

BEDROOM TWO

8' 9" x 8' 3" (2.67m x 2.51m)

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

TOTAL SQUARE FOOTAGE

62 sq.m (668 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 8" x 7' 10" (5.08m x 2.39m)



WELL MAINTAINED GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

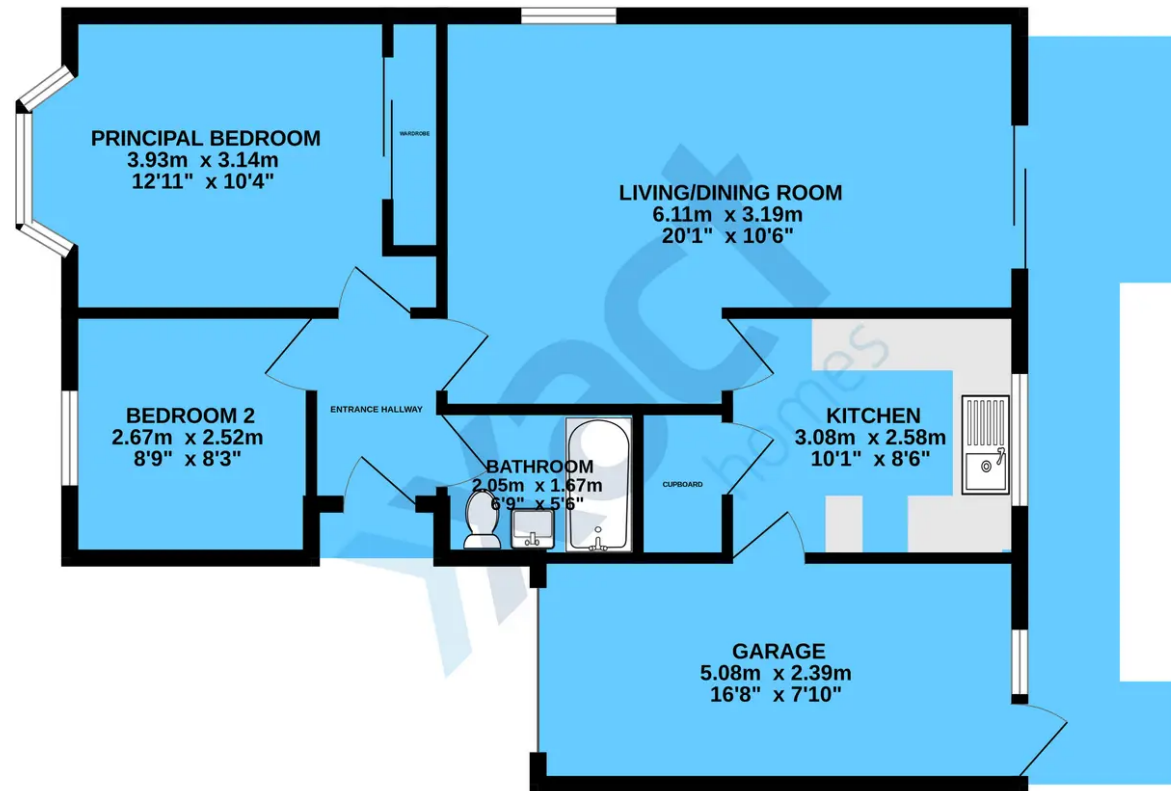
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR



TOTAL FLOOR AREA : 62.0 sq.m. (668 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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