



Finwood Road, Rowington

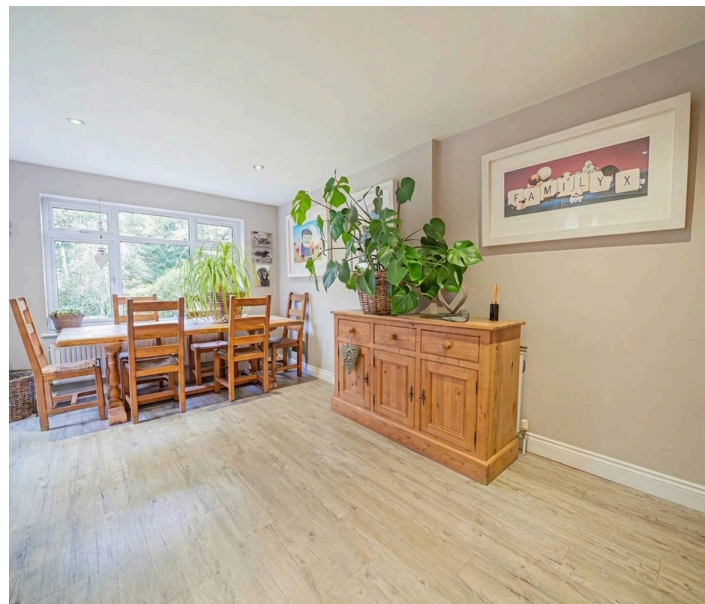
Guide Price £550,000





PROPERTY OVERVIEW

This beautifully extended three bedroom semi detached house is situated in the heart of the sought after village of Rowington, within walking distance of all the amenities the village has to offer. Set behind a gated tarmac driveway that provides ample parking, the property is accessed via a welcoming entrance hallway. To the front of the house is a spacious lounge, featuring an attractive fireplace that creates a warm and inviting atmosphere. At the rear, the property boasts a modern, extended kitchen and dining room, thoughtfully designed to offer both style and functionality, making it ideal for family living and entertaining guests. The kitchen is further supported by a practical utility room, providing additional storage and laundry space and an downstairs WC. On the first floor, there are three well proportioned bedrooms, each offering comfortable accommodation and flexibility for family or home office use. These bedrooms are serviced by a large family bathroom, which benefits from both a separate bath and a walk in shower, ensuring convenience for busy households. The property has been carefully maintained and improved by the current owners, with quality finishes and a layout that maximises space and natural light throughout.





Located in a picturesque village setting, this home offers the perfect blend of rural charm and modern convenience, making it an excellent choice for buyers seeking a peaceful lifestyle with easy access to local amenities. With its generous living spaces, well appointed kitchen, ample parking, and desirable location, this extended three bedroom semi detached house presents a rare opportunity to acquire a substantial family home in one of Warwickshire's most attractive villages. Early viewing is highly recommended to fully appreciate the quality and space on offer in this delightful property.

PROPERTY LOCATION

Set within the delightful village of Rowington, Finwood Road 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: D

Tenure: Freehold



- Three Bedroom Semi Detached House Which Has Been Extended Set Within The Village Of Rowington
- Set Behind A Gated Tarmac Driveway With Ample Parking
- Lounge To The Front With A Feature Fireplace & To The Rear Is A Modern Extended Kitchen & Dining Room Which Is Support By A Utility
- Located On The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By A Large Family Bathroom With A Separate Bath & Walk In Shower
- Located To The Rear Is A Expansive South Facing Garden Which Has Been Well Established By The Current Owners
- Set Within The Heart Of Rowington Village, Walking Distance To All Of The Amenities Rowington Has To Offer

PORCH

ENTRANCE HALLWAY

LOUNGE

13' 7" x 15' 0" (4.13m x 4.58m)

DINING ROOM

10' 0" x 18' 0" (3.05m x 5.48m)

KITCHEN

13' 3" x 9' 3" (4.03m x 2.82m)

UTILITY ROOM

5' 10" x 5' 11" (1.78m x 1.80m)

WC

FIRST FLOOR

BEDROOM ONE

13' 9" x 12' 3" (4.20m x 3.74m)

BEDROOM TWO

9' 1" x 12' 3" (2.78m x 3.74m)

**BEDROOM THREE**

5' 9" x 13' 3" (1.75m x 4.05m)

BATHROOM

7' 2" x 9' 4" (2.18m x 2.85m)

TOTAL SQUARE FOOTAGE

106.0 sq.m (1141 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****WELL ESTABLISHED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

AEG Integrated oven, AEG Integrated hob, AEG Extractor, AEG Microwave, Bosch Dishwasher, Two garden sheds, All carpets, blinds and light fittings and bathroom cabinet.

ADDITIONAL INFORMATION

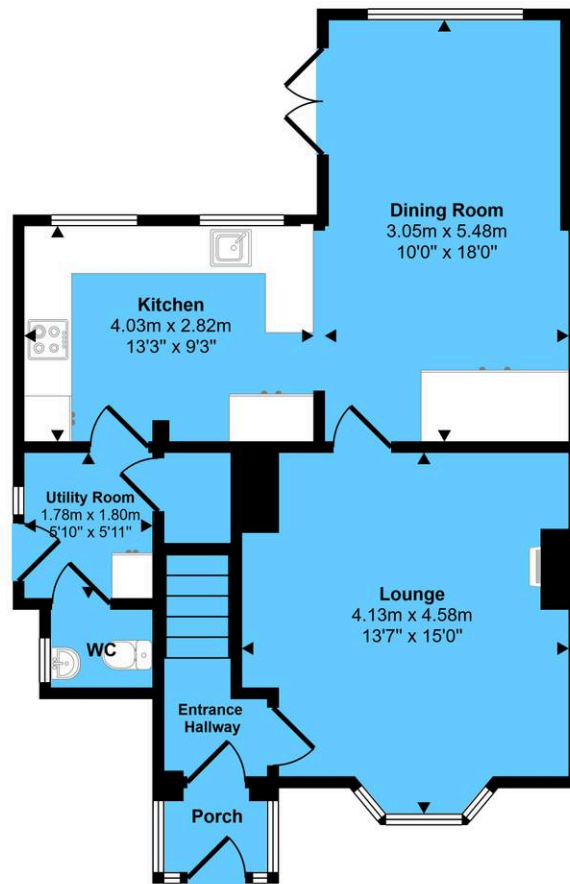
Services – water on a meter, mains electricity, sewers and LPG. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

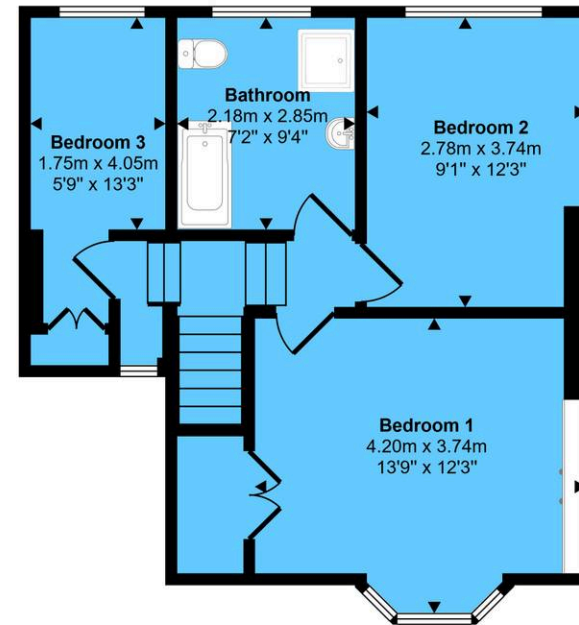
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
106 sq m / 1141 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 48 sq m / 517 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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