

Rowthorn Drive, Shirley

Guide Price £550,000

xact HOMES







PROPERTY OVERVIEW

This executive four bedroom, two bathroom detached house offers well proportioned accommodation arranged over two floors, with a layout suited to family living. Outside, the property is set back behind a front garden and a large tarmac driveway, providing an approach to the house and space for parking. The driveway is supported by a double tandem garage, offering further parking or useful storage space. Set behind a front garden and a large tarmac driveway, the property is entered through a welcoming hallway, which provides access to the ground floor rooms. To the front, the lounge features a bay window and a fireplace, creating an inviting space in which to relax. A further reception room is positioned to the rear and benefits from access to the garden, offering a versatile setting for family life or entertaining. Also overlooking the rear of the property is a well appointed breakfast kitchen, providing space for everyday dining and supported by a useful utility room. On the first floor, four bedrooms are served by two well appointed bathrooms, including an en-suite shower room to the principal bedroom. The principal bedroom also boasts an extensive range of fitted wardrobes, providing storage while maintaining a comfortable sleeping space. The remaining bedrooms offer flexibility for family members, guests or those requiring a dedicated room for home working.







The accommodation combines separate living areas with practical features, giving prospective buyers the opportunity to enjoy the property as it stands or consider how it might be adapted to suit their individual needs. There is also potential to extend the property, subject to obtaining the necessary planning permissions. To the rear, the landscaped garden provides an attractive setting for spending time outdoors, with a full width patio extending across the back of the property. This patio offers space for outdoor furniture and provides a setting for dining, entertaining or simply enjoying the garden. Access from the rear reception room creates a connection between the indoor living accommodation and the outside space, making it convenient to move between the two. The garden complements the family accommodation and offers scope for buyers to enjoy the existing landscaping or introduce their own planting and outdoor furnishings.

PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a Doctor's 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: F

Tenure: Freehold



- Executive Four Bedroom Two Bathroom Detached House
- Set Behind A Front Garden & Large Tarmac Driveway Which Is Supported By A Double Tandem Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Lounge To The Front With A Feature Fireplace & Bay Window. To The Rear Is An Additional Reception Room With Garden Access
- Also To The Rear of The Property Is A Well Appointed Breakfast Kitchen Which Is Supported By A Useful Utility Room
- Located On The First Floor Are Four Bedrooms Which Are Supported By Two Well Appointed Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Boasts A Plethora Of Fitted Wardrobes & A En-Suite Shower Room
- At The Rear Of The Property Is A Landscaped Garden With The Benefit Of A Full Width Patio
- Potential To Extend The Property Subject To The Necessary Planning Permissions

HALLWAY

WC

LOUNGE
11' 9" x 16' 10" (3.59m x 5.12m)

DINING ROOM
11' 9" x 10' 0" (3.57m x 3.04m)

BREAKFAST KITCHEN
11' 9" x 15' 7" (3.57m x 4.76m)

UTILITY

INTEGRAL TANDEM GARAGE
7' 8" x 28' 10" (2.34m x 8.79m)



FIRST FLOOR

PRINCIPAL BEDROOM
11' 6" x 15' 2" (3.51m x 4.63m)

ENSUITE
11' 11" x 4' 9" (3.63m x 1.46m)

BEDROOM TWO
8' 1" x 11' 5" (2.46m x 3.47m)

BEDROOM THREE
8' 9" x 9' 3" (2.67m x 2.82m)

BEDROOM FOUR
6' 5" x 8' 2" (1.95m x 2.50m)

BATHROOM
8' 6" x 6' 5" (2.58m x 1.96m)

TOTAL SQUARE FOOTAGE
136.0 sq.m (1461 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE
TBC

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

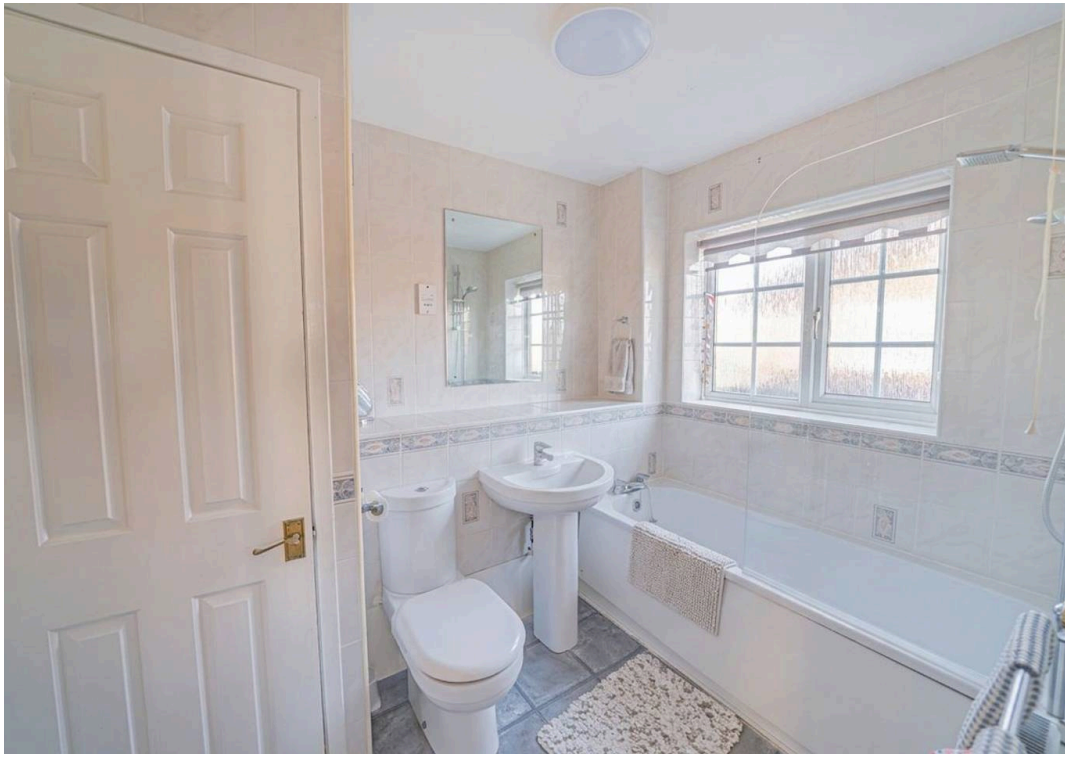


INFORMATION FOR POTENTIAL BUYERS

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.

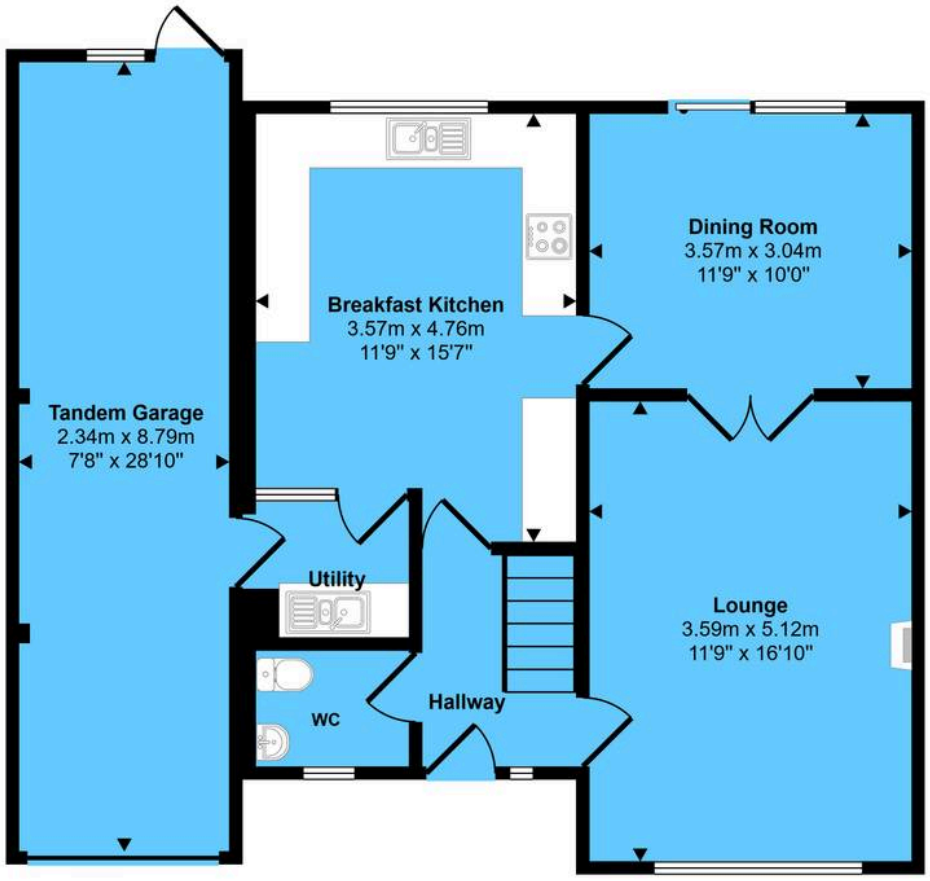




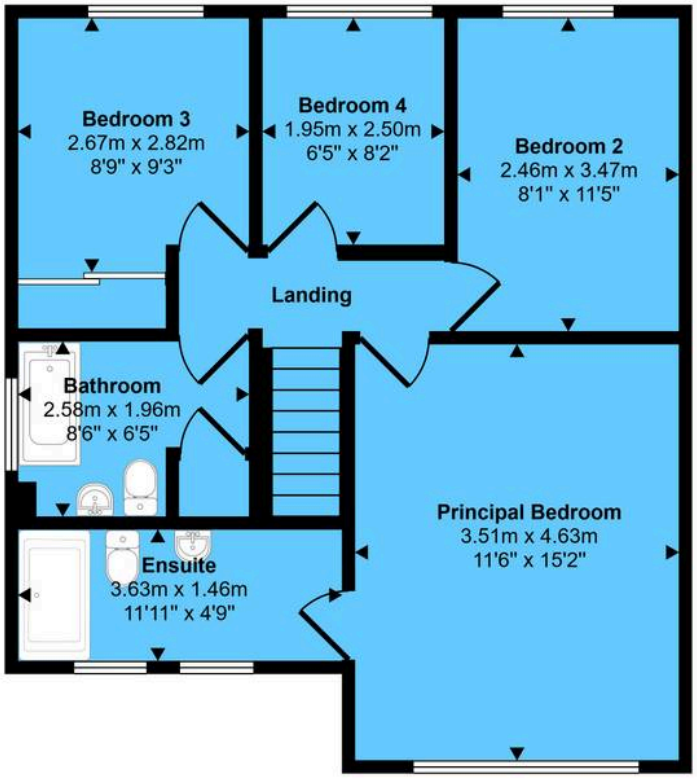




Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 79 sq m / 854 sq ft



First Floor
Approx 56 sq m / 607 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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