

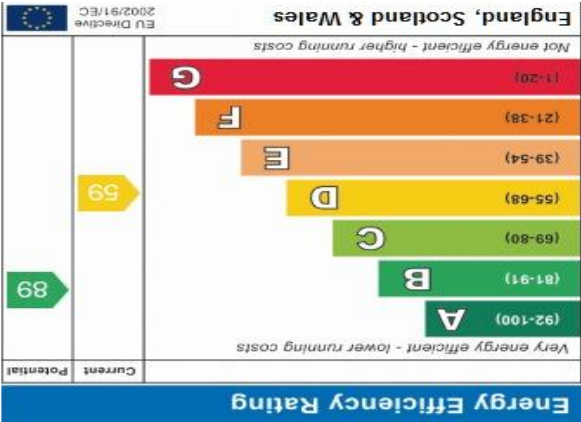
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



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- AN IMMACULATLY PRESENTED TRADITIONAL SEMI
- ATTRACTIVE LOUNGE
- SUPERB COMPREHENSIVELY FITTED KITCHEN/DINER
- THREE BEDROOMS
- LUXURY RE-APPOINTED FAMILY BATHROOM

Rowton Drive, Sutton Coldfield, B74 2AG

Offers In Excess Of
£325,000



Property Description

Recently refurbished throughout - This immaculately presented traditional semi occupies this popular Cul-de-sac location close to amenities including local schools and shops with public transport on hand and transport link providing easy access into both Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Entrance porch, welcoming reception hall, attractive family lounge, superb comprehensively fitted kitchen/diner, landing, three bedrooms and a luxury re-appointed family bathroom. Outside the property is set back behind a multi vehicle driveway and to the rear is a good sized enclosed rear garden. Early internal viewing if this superb property is recommended which is available with no upward chain. In more detail the accommodation comprises:

OUTSIDE To the front the property is set back behind a full width block paved driveway providing ample off road parking with double gates to further hard standing providing further secure off road parking.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screens, laminate flooring and meter cupboards.

WELCOMING RECEPTION HALLWAY Being approached via leaded timber entrance door with opaque glazed side screens, laminate flooring, feature staircase leading off to first floor accommodation, glazed door leading through to lounge and glazed double doors leading through to kitchen / diner.

LOUNGE 13' 3" into bay x 11' 5" (4.04m x 3.48m) With double glazed bay window to front, radiator and glazed intercommunicating doors leading through to kitchen / diner.

KITCHEN DINER 18' 9" max x 11' 7" max and 10' 9" min (5.72m x 3.53m and 3.27m)
Kitchen Area
Having been refitted with a modern high gloss range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and feature brass mixer tap, fitted gas hob with contemporary style extractor hood over, built-in electric cooker beneath, integrated dishwasher, space and plumbing for washing machine, double glazed window to rear and opaque double glazed window to side.

Dining Area
Having space for table and chairs, feature vertical radiator and double glazed French doors with matching side screens giving access out to rear garden.

LANDING Being approached via turning staircase with feature glass balustrade, double glazed window to side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 6" into bay x 10' 6" (4.11m x 3.2m) With walk-in double glazed bay window to front and radiator.

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m) With double glazed window to rear and radiator.

BEDROOM THREE 7' 5" x 6' 10" (2.26m x 2.08m) With double glazed window to front and radiator.

LUXURY REAPPOINTED FAMILY BATHROOM Having a four piece white suite comprising roll top double ended bath with free standing water filler and shower attachment, wash hand basin with chrome waterfall mixer tap, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains fed waterfall shower over and shower attachment, fitted extractor fan, heated ladder towel rail and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a full width paved patio with lawn, raised borders, fencing to perimeter and double gates to front.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.