



- A Beautifully Appointed Detached Bungalow
- Three Bedrooms With Fitted Wardrobes
- Stunning Kitchen Family Room
- Two Luxury En-Suite's & Family Bathroom
- No Upward Chain

## Rollwood Drive, Solihull, West Midlands, B91 1NL

A stunning detached bungalow fully refurbished to a high standard and situated in a peaceful location off Alderbrook Road benefitting from no upward chain, stunning open plan kitchen family room, spacious living room, three bedrooms with fitted wardrobes, two luxury en-suite shower rooms, feature contemporary family bathroom, landscaped rear garden and good size remote controlled garage. EPC Rating – '65'



## Property Description

Solihull town centre has been voted in the 'top 10 places to live' in the UK by both The Independent and The Guardian, with plenty of reasons why. With its area measuring 4 miles, Solihull boasts an excellent range of amenities, including Touchwood Shopping Centre, quality Outstanding Ofsted rated schools and fantastic sport facilities. Solihull is surrounded by beautiful parks and outdoor areas, including Packwood and Blythe Valley Nature Reserve. Alongside this, Solihull offers superb transport links, including Solihull Railway Station and Birmingham International Airport, making it easy to get around. Solihull also has convenient road networks linking to the M42, M6 and M40.







The property stands back from the road behind a double width Brick Setts driveway with landscaped fore-garden, shaped lawn, feature lighting and access is gained via walnut style composite security entrance door with snap locks and broom handle leading through to

### **Welcoming Entrance Hall**

With frosted double glazed window to front, inset ceiling down lighters, mains smoke alarm, tube light, radiator, Karndean flooring, double cloaks cupboard with automatic light, fitted hanging rail and shelf over and attractive walnut style doors to



### **Living Room**

16' 9" x 11' 4" (5.11m x 3.45m) With feature corner double glazed window, radiator, down lights and walnut style wall mounted audio and television unit with points for plasma style television



### **Stunning Breakfast Kitchen Family Room to Rear**

25' 5" x 15' 7" (7.75m x 4.75m) Being fitted with a British made Masterclass kitchen having a wide range of wall, drawer and base units, inset eye level AEG oven and microwave oven, AEG warming oven, Silestone Quartz work surfaces with inset sink and draining area, feature cupboard lighting, centre island breakfast bar with granite worktop incorporating AEG induction hob and soft close pan drawers, feature floor to ceiling multi track full height sliding doors and windows with a fantastic view over the landscaped rear garden, Karndean flooring, two radiators, remote controlled electronic blinds and door leading through to

### **Utility Room**

9' 1" x 7' 3" (2.77m x 2.21m) With radiator, gloss fronted units, granite effect work surface, Franke stainless steel sink and drainer unit with mixer tap, double glazed window to side, down lights, loft hatch, feature flooring and extractor

### **Bedroom One to Rear**

15' 2" up to wardrobes x 11' 3" (4.62m x 3.43m) With multitrack full height sliding door with remote controlled blinds overlooking the rear garden, double glazed window to side, fitted double wardrobes with automatic lights and fitted hanging rails, radiator and door leading into

### **En-Suite Shower Room**

9' 5" x 4' 6" (2.87m x 1.37m) Being fitted with a modern white suite comprising walk-in shower cubicle with thermostatic Mira shower and separate spray head shower attachment, white gloss vanity drawers with wash hand basin and mixer tap and low flush WC, extractor, down lights chrome ladder style heated towel rail and being fully tiled with large format tiling

### **Bedroom Two**

13' 0" x 11' 10" (3.96m x 3.61m) With double glazed window to side, feature vaulted ceiling, radiator, fitted dressing table and bedside cabinet drawers, fitted wardrobes with part mirrored sliding doors, lighting, hanging rail and shelving and door leading into

### **En-Suite Shower Room**

6' 1" x 7' 5" (1.85m x 2.26m) Being fitted with a modern white suite comprising oversized shower cubicle with Mira thermostatic shower and separate spray head attachment, vanity sink unit with drawers and mixer tap and low flush WC, chrome heated towel rail, feature flooring, feature tiled walls and fitted mirrors

### **Bedroom Three**

10' 0" x 8' 9" (3.05m x 2.67m) Having a double glazed window to front with blinds, radiator and built-in double wardrobe with automatic light, hanging rail and shelf over

### **Luxury Family Bathroom**

10' 6" x 7' 3" (3.2m x 2.21m) Being fitted with a contemporary suite comprising freestanding bath with feature copper tiled wall behind and concealed lighting wall mounted vanity unit with wash hand basin, low flush WC, ceiling down lights, chrome ladder style heated towel rail, Grespania porcelain tiling to walls, feature flooring and extractor



### **Private Landscaped Rear Garden**

Having a generous paved patio area, shaped lawn, well stocked flower shrubbery beds, panel fencing to sides and rear and gated side passage

### **Garage**

Having an insulated remote controlled retractable garage door to driveway, light and power

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges





### Ground Floor

Approx. 165.9 sq. metres (1785.7 sq. feet)



Total area: approx. 165.9 sq. metres (1785.7 sq. feet)



316 Stratford Road, Shirley,  
Solihiull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.