



melvyn  
**Danes**  
ESTATE AGENTS

Rowood Drive  
Solihull  
Offers In Excess Of £365,000



## Description

Rowood Drive leads directly from Lode Lane and Damson Lane. Regular bus services operate throughout the development as well as along Lode Lane to the town centre of Solihull.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. With junior schools within walking distance and within the lode heath catchment area.

An ideal location for this three bedroomed semi detached property at the more desirable end of Rowood Drive.

The accommodation is well presented and bright throughout and has significant potential for extensions subject to planning permissions and currently comprises of entrance hall, living room with under stair storage and large bay window, through to dining room with allows access into conservatory via French doors, fitted kitchen with a range of integrated appliances allowing access into a ground floor WC, the utility/second kitchen through to garage/store area. To the first floor we have three bedrooms, the principle with en-suite shower room and walk through wardrobe area, family bathroom.





## Entrance Hall

## Living Room

17'4" x 9'4" (5.306 x 2.847)

## Dining Room

7'5" x 8'6" (2.279 x 2.603)

## Kitchen

10'9" max x 8'8" max (3.293 max x 2.663 max)

## Utility/Second Kitchen

8'1" x 8'0" (2.477 x 2.446)

## Conservatory

8'9" x 11'3" (2.669 x 3.443)

## WC

## Garage

9'1" x 8'0" (2.786 x 2.453)

## Bedroom One

10'7" x 9'5" (3.242 x 2.877)

## En-Suite

7'2" x 4'3" (2.194 x 1.298)

## Bedroom Two

9'10" x 8'0" (3.015 x 2.443)

## Bedroom Three

6'4" x 11'6" max (1.948 x 3.511 max)

## Family Bathroom

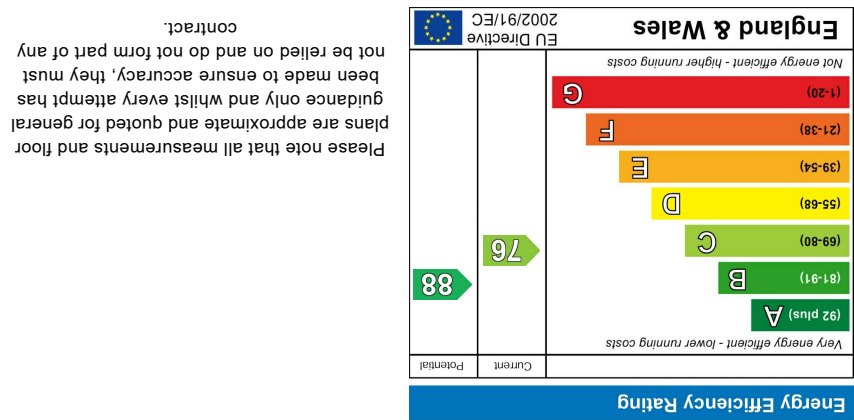
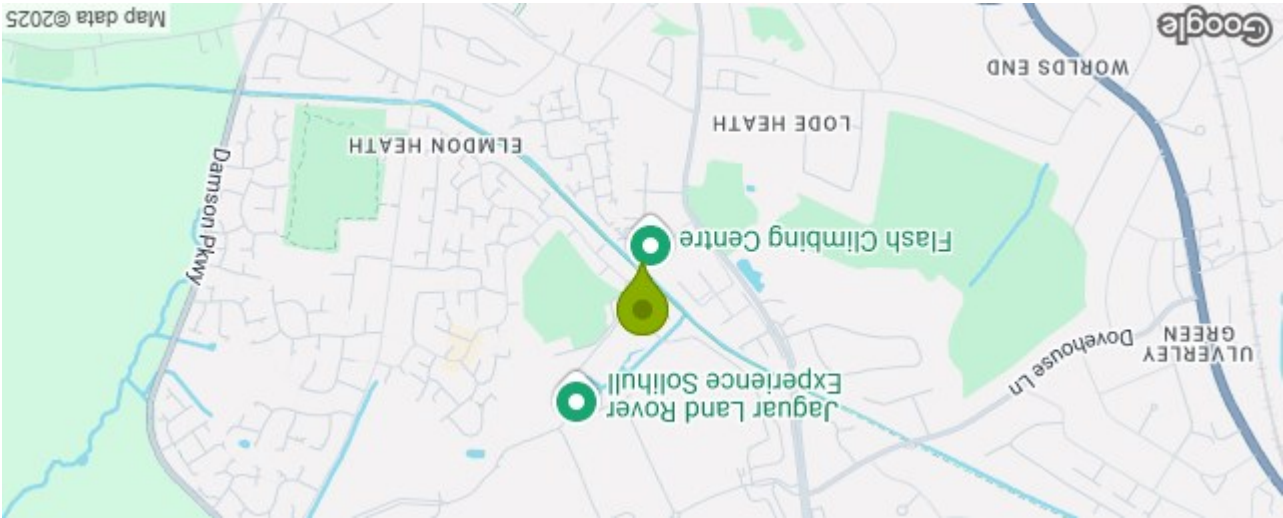
6'7" x 5'7" (2.019 x 1.707)

## Rear And Side Gardens

## Off Road Parking







319 Rowood Drive Solihull B91 2JY  
Council Tax Band: D



TENURE: We are advised that the property is freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from [checker.ofcom.org.uk](http://checker.ofcom.org.uk) on 26/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from [checker.ofcom.org.uk](http://checker.ofcom.org.uk) on 26/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

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