



smarthomes



- A Substantially Extended Semi Detached Family Home
- Four Double Bedrooms
- Re-Fitted Dining Kitchen
- Two En-Suite Bathrooms

Rowlands Crescent, Solihull, West Midlands, B91

OIRO £470,000

A substantially extended semi detached family home benefitting from four double bedrooms, two en-suite bathrooms, four piece family bathroom, re-fitted dining kitchen, lounge diner, garage, generous off road parking and rear garden.

EPC Rating – 62

Council Tax Band - E



## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing generous off road parking extending to gated side access, up and over garage door and composite front door leading through to



## Spacious Entrance Hall

With feature tiled flooring, radiator, stairs leading to the first floor accommodation, wall lighting, oak door to garage and further oak doors leading off to



### Lounge Diner

28' 0" x 10' 10" (8.53m x 3.3m) With double glazed bay window to front elevation, two radiators, gas fireplace with stone effect hearth and surround, double glazed patio doors leading out to the rear garden, coving to ceiling, two ceiling light points and oak door leading into

### Re-Fitted Dining Kitchen to Rear

Being re-fitted with a range of contemporary wall, drawer and base units with complementary marble work surfaces and matching upstands, inset sink with mixer tap, tiling to splashback areas, freestanding Belling range style cooker with stainless steel splashback and extractor canopy over, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, wall mounted Worcester boiler, slate effect tiled flooring, coving to ceiling, door to pantry, double glazed window to rear and double glazed French doors leading out to the rear garden

## Accommodation on the First Floor

### Landing

With stairs leading to the second floor accommodation, study area, double glazed window to front elevation, radiator, ceiling light point and doors leading off to

### Bedroom One to Rear

13' 11" x 10' 10" (4.24m x 3.3m) With two double glazed windows to rear elevation, radiator, coving to ceiling, ceiling light point, dressing area with mirrored fitted wardrobes and door leading into

### En-Suite Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with wall mounted mixer tap and shower attachment, WC with enclosed cistern and vanity wash hand basin with storage, tiling to walls, obscure double glazed window to rear and ladder style radiator

## Bedroom Two to Front

15' 11" x 10' 8" (4.85m x 3.25m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

## Extended Bedroom Three to Front

12' 4" x 7' 4" (3.76m x 2.24m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

## Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; tiled panelled bath with centralised mixer tap and shower head attachment, low flush WC, tiled floating vanity area with wash hand basin and corner shower cubicle with Hansgrohe shower, with tiling to walls, obscure double glazed window to rear, ladder style radiator, ceiling light point and coving to ceiling

## Accommodation on the Second Floor

### Landing

With large walk-in storage cupboard, Velux window and door leading into

## Bedroom Four to Rear

21' 10" x 10' 7" (6.65m x 3.23m) With double glazed dormer window to rear, ceiling light point, radiator and door leading into

## En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower cubicle with electric shower, low flush WC and pedestal wash hand basin with tiling to walls, obscure double glazed window to rear, radiator and ceiling light point

### **Rear Garden**

Being mainly laid to lawn with paved patio, well stocked shrub borders and fencing to boundaries

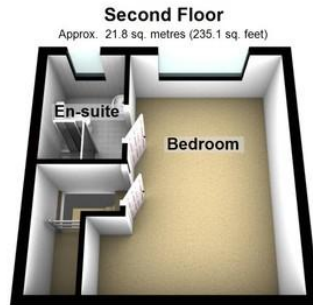
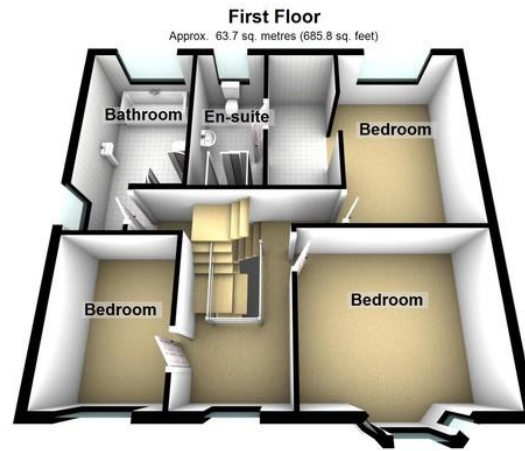
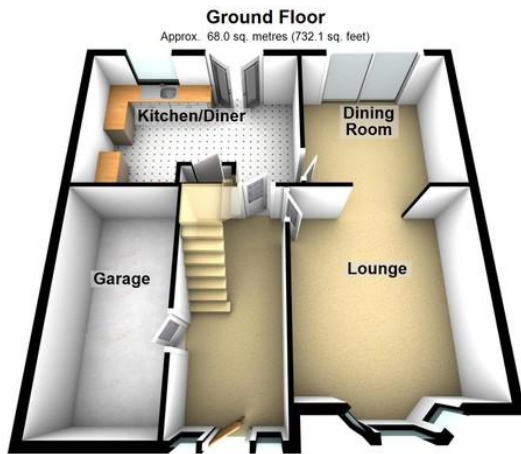
### **Garage**

7' 6" x 17' 1" (2.29m x 5.21m) With up and over garage door to driveway, ceiling light point, utility area with fitted cupboards, laminate work surface and space and plumbing for washing machine

### **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 vendor. Current council tax band - E





Total area: approx. 153.6 sq. metres (1653.0 sq. feet)



316 Stratford Road, Shirley,  
Solihull, 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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.