



Rollwood Drive

Solihull

- A Well Presented Four Bedroom Detached Family Home
- Re-Fitted Open Plan Kitchen/Diner & Spacious Lounge
- South Facing Rear Garden & Double Garage
- Modern En-Suite Bathroom & Family Bathroom

£825,000

Current EPC Rating - TBC
Current Council Tax Band - G

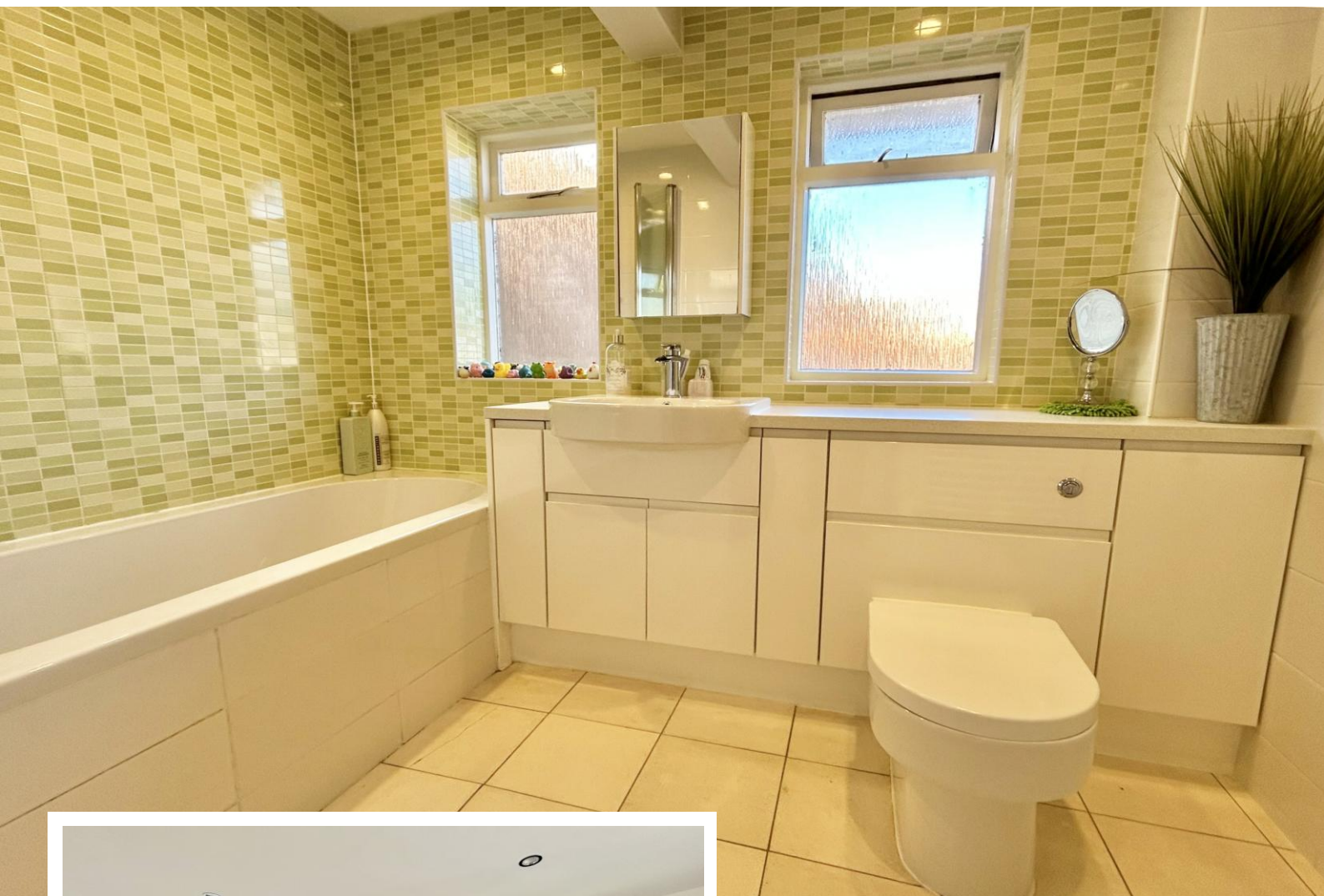




Property Description

A well presented and spacious four double bedroom detached family home situated within an extremely popular cul-de-sac location, off Alderbrook Road and within walking distance to Solihull Town Centre and Train Station, benefiting from open plan kitchen diner/family room, reception room/study, guest WC, master en suite shower room, family bathroom, double garage offering potential for conversion (STPP) and south facing rear garden

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.



Rooms & Measurements

Spacious Lounge to Rear 5.97m x 4.24m (19'7" x 13'11")

Kitchen Diner Family Room to Rear 6.98m x 5.03m (22'11" narrowing to 10' 10" to dining area x 16'6" (to kitchen area)

Reception Room/Study to Front 3.51m x 2.11m (11'6" x 6'11")

Superb Master Bedroom 5.87m x 3.05m (19'3" x 10'0")

Bedroom Two to Front 5.16m x 3.66m (16'11" x 12'0")

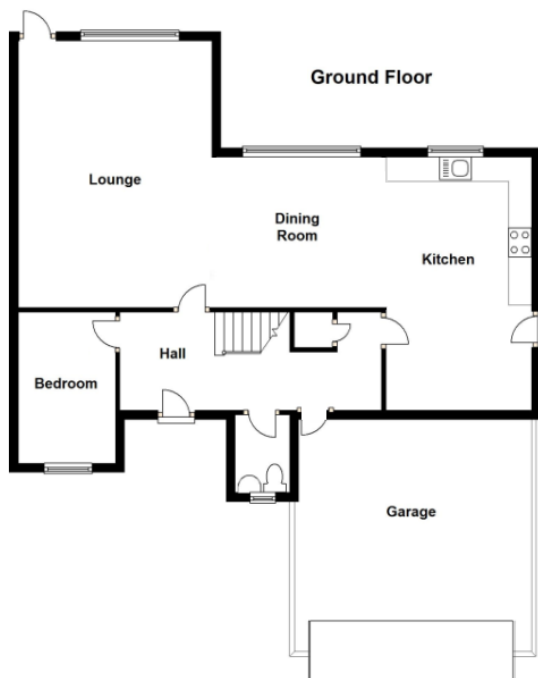
Bedroom Three to Rear 2.82m x 3.48m (9'3" x 11'5")

Bedroom Four to Rear 4.34m x 2.87m (14'3" x 9'5")

Double Garage 5.23m x 5.13m (17'2" x 16'10")

Tenure

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



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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 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.