



**Rowood Drive**  
Solihull

- A Very Well Presented Two/Three Bedroom Maisonette
- Fitted Kitchen & Enlarged Lounge/Dining Room
- Modern Four Piece Family Bathroom
- Westerly Facing Rear Garden & Allocated Parking

**£230,000**

Current EPC Rating - C  
Current Council Tax Band - B







## Property Description

A beautifully presented and extended ground floor maisonette situated in a most convenient location offering accommodation comprising an enlarged open plan lounge/diner, modern fitted kitchen, two double bedrooms, internal third bedroom/study, modern family bathroom, private Westerly facing rear garden and allocated parking space

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 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

Through Lounge Diner 7.9m x 3.3m (25'11" x 10'9")

Modern Kitchen to Rear 2.9m x 2.2m (9'6" x 7'2")

Bedroom One to Rear 4.7m x 2.3m (15'5" x 7'6")

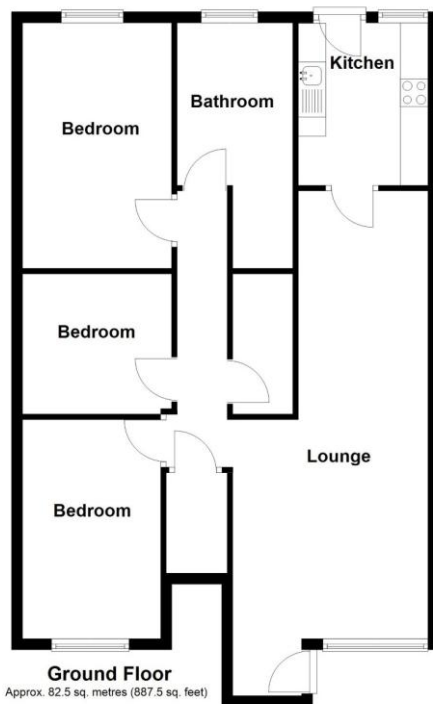
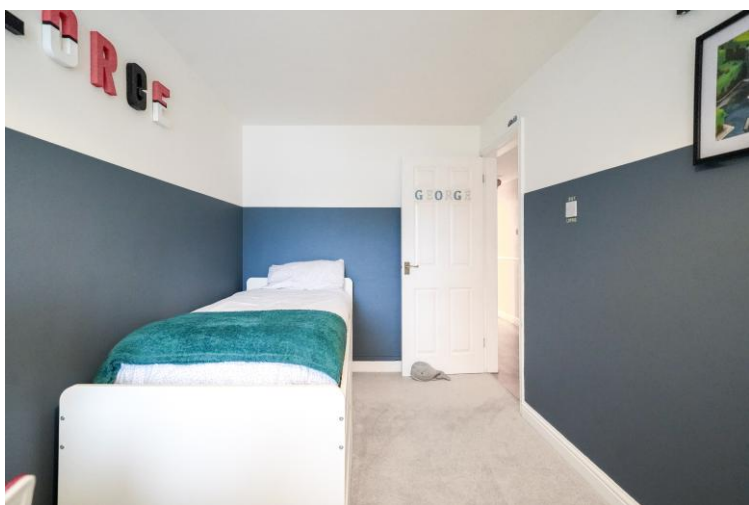
Bedroom Two to Front 3.9m x 2.2m (12'9" x 7'2")

Internal Bedroom Three/Study 2.2m x 2.1m (7'2" x 6'10")

Family Bathroom 3.8m x 4.9m (into shower) (12'5" x 16'0")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, and that the vendors own a share of the freehold with a charge of approx. £30 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



Total area: approx. 82.5 sq. metres (887.5 sq. feet)

316 Stratford Road  
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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.