



Rollswood Drive, Solihull

Guide Price £750,000





PROPERTY OVERVIEW

Situated in a most sought after location off Alderbrook Road a fantastic opportunity to purchase this spacious four bedroom extended detached in need of modernisation. This property offers good family accommodation, benefits from UPVC double glazing, warm air central heating and has the added attraction of NO UPWARD CHAIN. The accommodation briefly comprises of: enclosed porch, entrance hall, a downstairs WC, study, spacious lounge, dining room, breakfast kitchen, four good sized bedrooms, en-suite shower room, family bathroom, double garage and private well maintained rear garden.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold



- Four Bedroom Spacious Detached
- No Upward Chain
- In Need Of Some Modernisation
- Three Reception Rooms
- Breakfast Kitchen
- En Suite Shower Room
- Family Bathroom
- Double Garage
- Private Rear Garden



ENCLOSED PORCH

ENTRANCE HALLWAY

WC

STUDY

13' 9" x 7' 0" (4.20m x 2.14m)

LOUNGE

24' 7" x 14' 0" (7.50m x 4.27m)

DINING ROOM

11' 9" x 10' 11" (3.59m x 3.32m)

BREAKFAST KITCHEN

18' 3" x 10' 6" (5.55m x 3.19m)

FIRST FLOOR

BEDROOM ONE

18' 3" x 12' 0" (5.57m x 3.67m)

EN-SUITE SHOWER ROOM

10' 11" x 7' 11" (3.32m x 2.41m)

BEDROOM TWO

17' 0" x 11' 11" (5.18m x 3.62m)

BEDROOM THREE

14' 6" x 9' 1" (4.42m x 2.77m)

BEDROOM FOUR

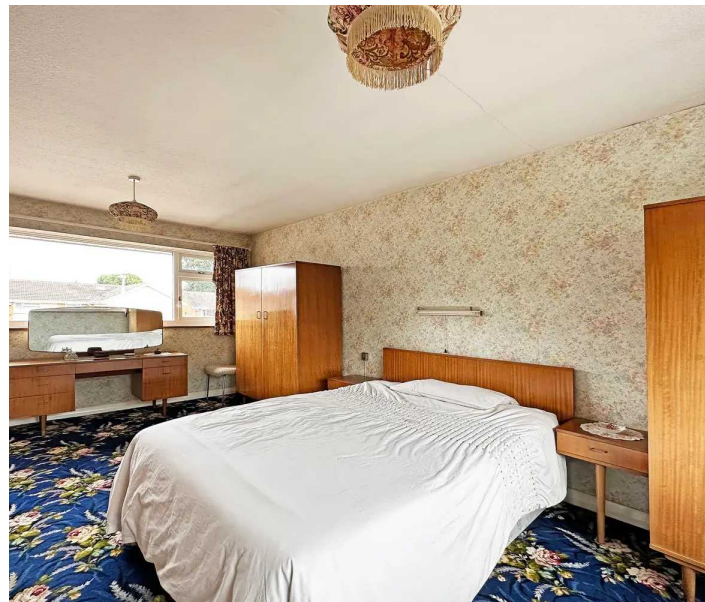
10' 11" x 9' 3" (3.33m x 2.83m)

BATHROOM

10' 0" x 8' 5" (3.06m x 2.56m)

TOTAL SQUARE FOOTAGE

Total floor area - 203.0 sq.m. = 2185 sq.ft. approx.





OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 1" x 17' 0" (5.21m x 5.18m)

PRIVATE WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN SALE

All carpets, all curtains and an electric garage door.

ADDITIONAL INFORMATION

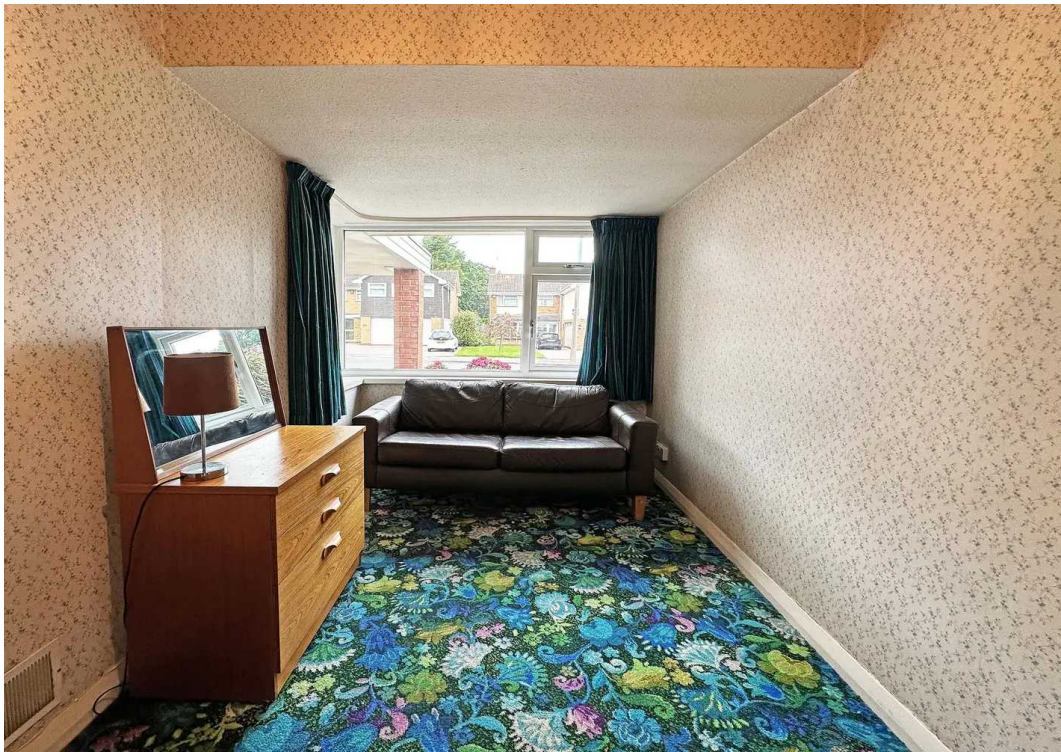
Services - mains gas, electricity and mains sewers.

Loft space - partially boarded with ladder and lighting.

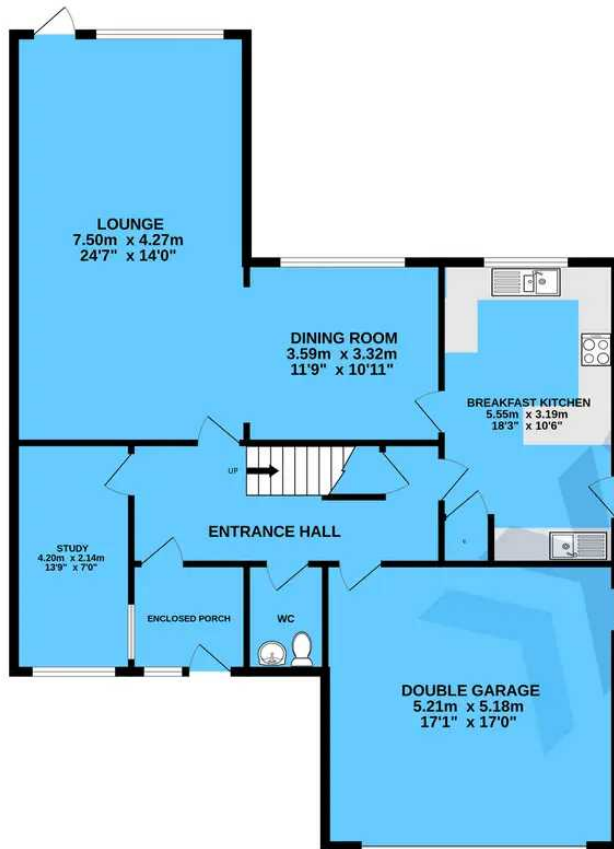
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

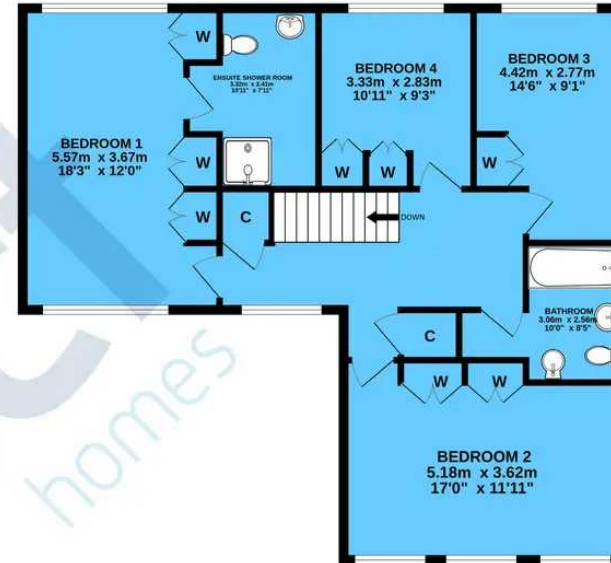
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
118.0 sq.m. (1271 sq.ft.) approx.



1ST FLOOR
84.9 sq.m. (914 sq.ft.) approx.



TOTAL FLOOR AREA : 203.0 sq.m. (2185 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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