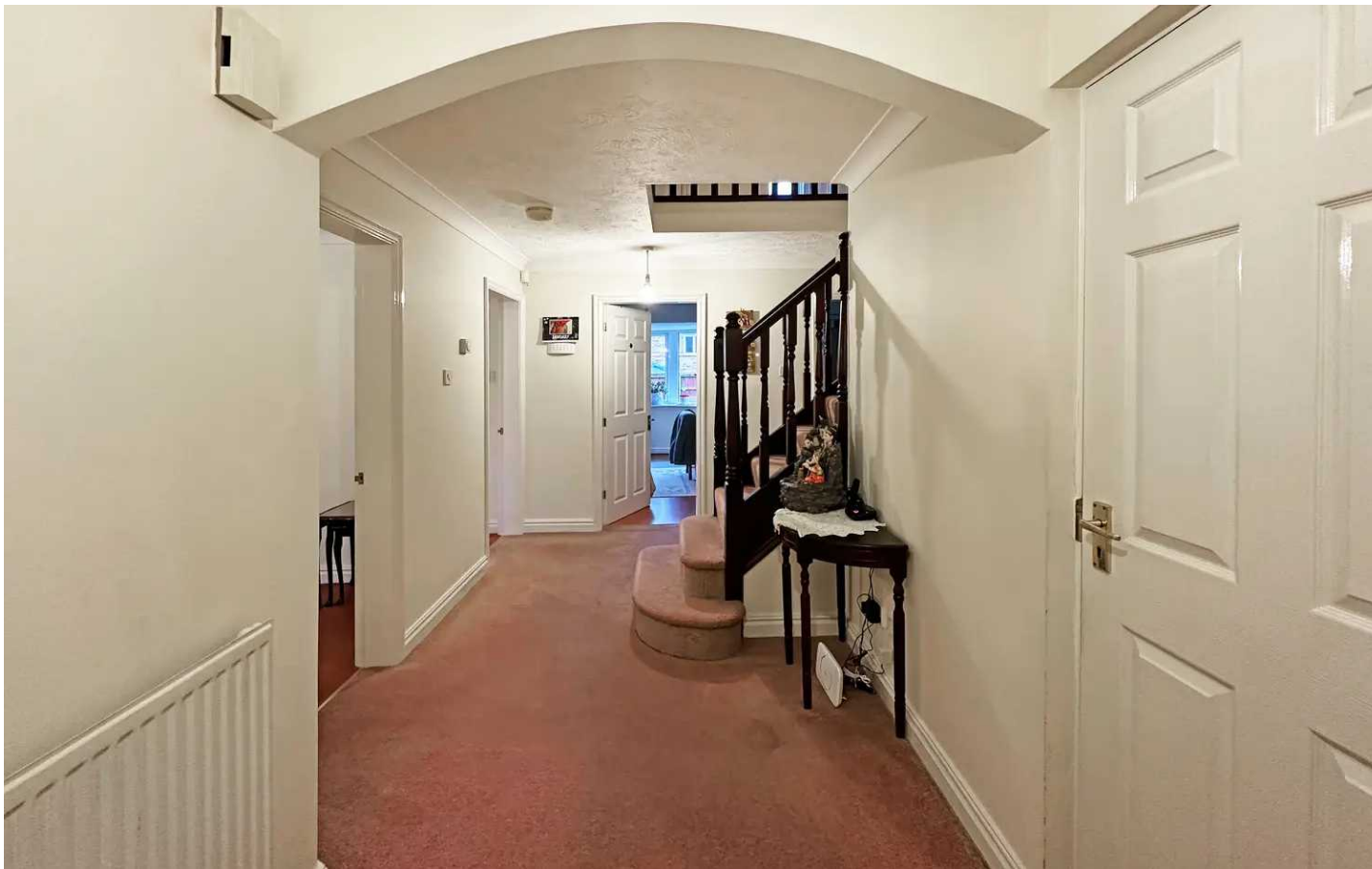




Rothwell Drive, Solihull

Guide Price £725,000





#### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this spacious five bedroom detached originally built by David Wilson Homes. The property offers good spacious family accommodation and benefits from gas central heating, double glazing and has the added attraction of five double bedrooms and a south facing garden. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining room, study, breakfast kitchen, utility room, guest cloakroom, five bedrooms, ensuite shower room, family bathroom, south facing garden and double garage.

- No Upward Chain
- Popular Location
- Spacious Five Bedroom Detached
- Originally Built By David Wilson Homes
- Quiet Cul-De-Sac Location
- Three Reception Rooms
- Ensuite Shower Room & Family Bathroom
- Double Garage
- South Facing 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: F

Tenure: Freehold

## PORCH

4' 11" x 3' 5" (1.50m x 1.04m)

## ENTRANCE HALL

17' 5" x 6' 6" (5.31m x 1.98m)

## WC

5' 1" x 3' 10" (1.55m x 1.17m)

## LIVING ROOM

19' 5" x 11' 8" (5.92m x 3.56m)

## DINING ROOM

12' 11" x 9' 8" (3.94m x 2.95m)

## STUDY

13' 6" x 7' 9" (4.11m x 2.36m)

## BREAKFAST KITCHEN

16' 5" x 8' 9" (5.00m x 2.67m)

## UTILITY ROOM

8' 1" x 5' 8" (2.46m x 1.73m)





## **FIRST FLOOR**

### **BEDROOM ONE**

14' 1" x 12' 4" (4.29m x 3.76m)

### **ENSUITE**

8' 6" x 5' 2" (2.59m x 1.57m)

### **BEDROOM TWO**

15' 3" x 9' 4" (4.65m x 2.84m)

### **BEDROOM THREE**

11' 4" x 9' 1" (3.45m x 2.77m)

### **BEDROOM FOUR**

13' 1" x 7' 10" (3.99m x 2.39m)

### **BEDROOM FIVE**

11' 10" x 8' 10" (3.61m x 2.69m)

### **BATHROOM**

8' 7" x 7' 3" (2.62m x 2.21m)

### **TOTAL SQUARE FOOTAGE**

197 sq.m (2120 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DOUBLE GARAGE**

18' 1" x 16' 8" (5.51m x 5.08m)

#### **SOUTH FACING REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains and light fittings and fitted wardrobes in five bedrooms.



#### **ADDITIONAL INFORMATION**

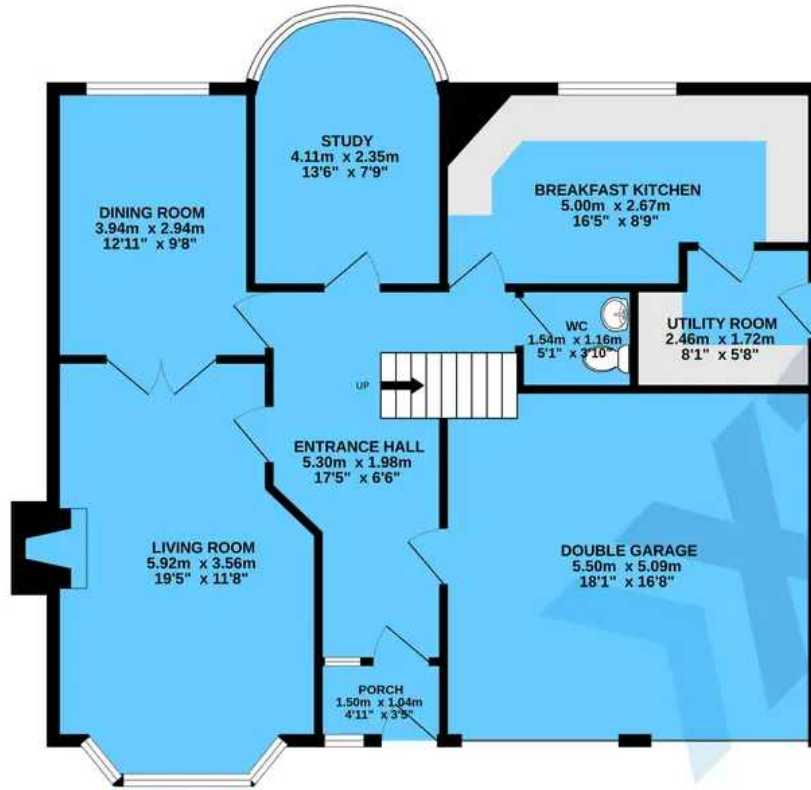
Services - water meter, mains gas, electricity and sewers. Broadband - Plusnet. Loft space - with ladder and lighting.

#### **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



1ST FLOOR



TOTAL FLOOR AREA : 197.0 sq.m. (2120 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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