



Rowood Drive, Solihull

Guide Price £335,000





## PROPERTY OVERVIEW

Beautifully presented, this three-bedroom mid-terrace property offers a stylish and contemporary living space that has been tastefully refurbished to a high specification throughout. Bright and airy, the interior boasts an abundance of natural light and is accessed via a welcoming entrance hallway that features ample storage space and a convenient guest toilet. The ground floor unfolds seamlessly into a delightful modern kitchen that has been recently updated to include a large central island, perfect for culinary enthusiasts. The spacious living / dining room, ideal for entertaining, benefits from patio doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Ascending the staircase, you will find three generously sized bedrooms, two of which are spacious doubles, while the third is currently utilised as a dressing room. All bedrooms are serviced by a modern family bathroom that exudes contemporary elegance. Outside, the property continues to impress, with a well-maintained rear garden providing a tranquil retreat, complete with a large decked seating area for al fresco dining and relaxation.





Further complementing this home is a single garage located in a separate block, offering convenient storage or parking solutions. Situated a short distance from Solihull Town Centre and local schools, this property represents an ideal opportunity for those seeking a modern and convenient lifestyle in a prime location. In summary, this mid-terrace gem offers the perfect blend of style, comfort, and functionality, making it an ideal choice for discerning buyers looking to secure a contemporary home in a sought-after location. With its impeccable finishes, generous living spaces, and outdoor amenities, this property presents a unique opportunity to experience modern living at its finest.

#### 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: C

Tenure: Freehold





- Three Bedroom End-Terrace Property
- Beautifully Presented Throughout
- Abundance Of Natural Light
- Modern Kitchen
- Spacious Living / Dining Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Rear Garden
- Garage In Separate Block

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING/DINING ROOM**

20' 9" x 10' 11" (6.32m x 3.33m)

#### **KITCHEN**

11' 11" x 11' 9" (3.63m x 3.58m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 11" x 10' 8" (4.55m x 3.25m)

#### **BEDROOM TWO**

11' 11" x 11' 5" (3.63m x 3.48m)

#### **BEDROOM THREE**

8' 8" x 8' 3" (2.64m x 2.51m)

#### **BATHROOM**

10' 8" x 5' 7" (3.25m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

102.0 sq.m (1098 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED GARDEN WITH DECKED AREA**

#### **GARAGE EN BLOCK**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, dishwasher, washer/dryer, garden shed, all carpets, curtains and blinds and some light fittings.

**ADDITIONAL INFORMATION**

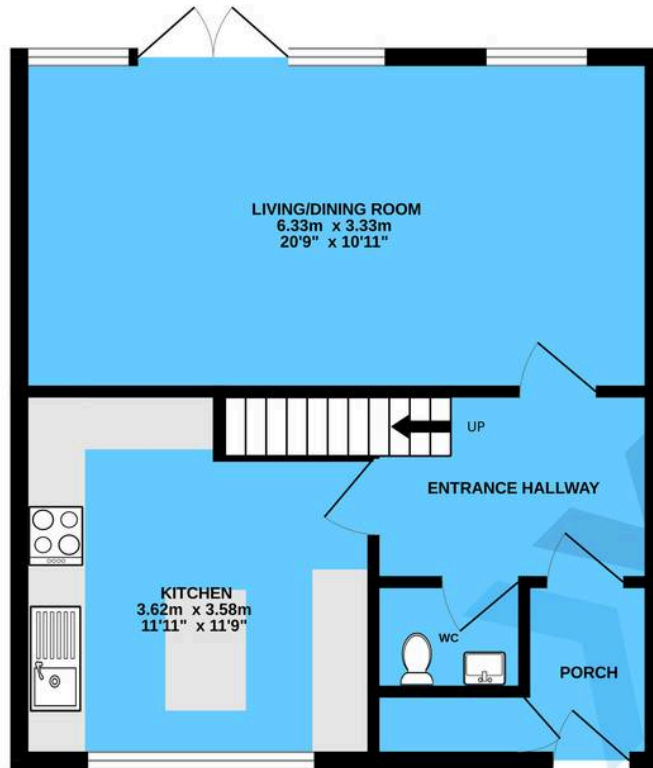
Service - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

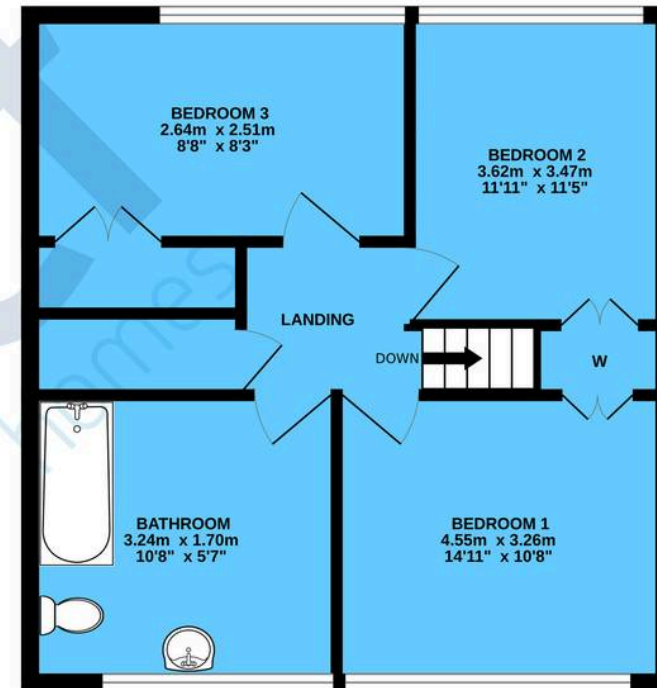
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.0 sq.m. (1098 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

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