



Rowood Drive  
Solihull





### Property Description

NO SERVICE CHARGE - 102 YEAR LEASE

This duplex apartment comprises of: large paved terrace outside front door with plenty of space for table, chairs and more; entrance hallway; kitchen to the front with white goods included; spacious rear lounge; upstairs landing with two storage cupboards; two double bedrooms, both with built in wardrobes; fitted bathroom with bath and shower. This is a must view to fully appreciate size and condition.

### Approach

Large paved terrace to front where there is space for a table, chairs and more; many neighbours have landscaped theirs to a degree.

### Entrance Hallway

Double glazed door to front aspect and central heating radiator. Leading to:

### Kitchen

10' x 7' (3.05m x 2.13m)

Double glazed window to front aspect, fully fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, electric oven, electric hob, free standing washing machine (included), free standing fridge/freezer (included) and central heating radiator.

### Lounge

13' x 13' (3.96m x 3.96m)

Double glazed window to rear aspect, under stair storage and central heating radiator.

### Landing

Two storage cupboards. Leading to:

### Bedroom One

10' x 9' 11" (3.05m x 3.02m)

Double glazed window to front aspect, built in wardrobes and central heating radiator.

### Bedroom Two

8' x 10' (2.44m x 3.05m)

Double glazed window to rear aspect, built in wardrobes and central heating radiator.

### Bathroom

Double glazed window to front aspect, bath with electric shower over, hand wash basin, W.C, part tiled and central heating radiator.

### Garage

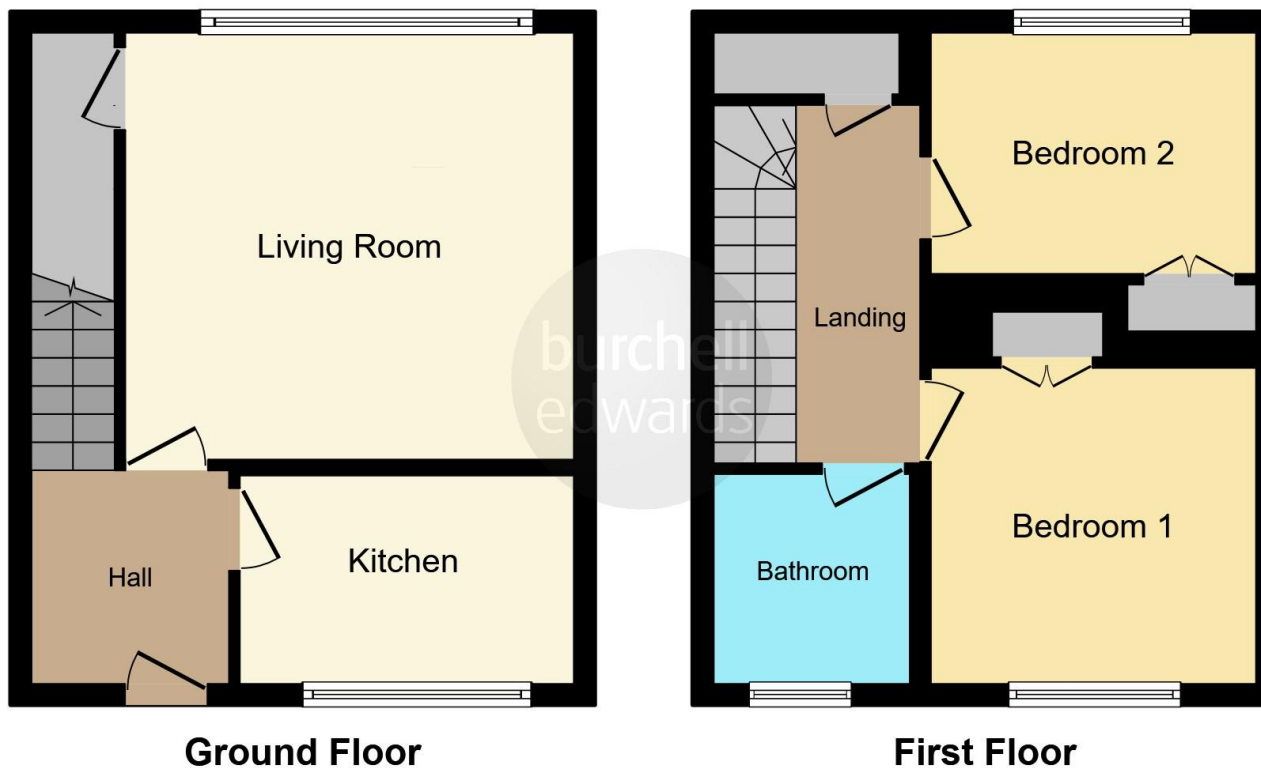
17' x 8' (5.18m x 2.44m)

Up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Leasehold**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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