



Finwood Road, Rowington

Guide Price £650,000





## Property Overview

Introducing this magnificent four-bedroom semi-detached house, recently renovated to an exceptional standard, remodelled by the existing owners, and offering an abundance of space and style. Nestled on a highly sought-after road in Rowington, this property boasts a prime location, within walking distance to local pubs, the canal, and picturesque countryside walks.

Upon entering the property, you are greeted by an inviting reception hallway, providing ample space for coats and leading through to the delightful living room, featuring a striking fireplace and generous storage space. The ground floor offers Karndean flooring with underfloor heating throughout, creating a warm and welcoming ambience. The heart of the home is the stunning open-plan kitchen/diner, equipped with bi-fold doors that open out to the rear garden. This space is flooded with natural light, thanks to skylights, and features a bespoke kitchen with stunning quartz work surfaces, ample storage options, solid oak drawers, and a convenient / hidden larder. A downstairs utility / cloakroom / toilet completes the ground floor accommodation.





The first floor boasts three well-proportioned bedrooms, with two of them being doubles with fitted wardrobes, all serviced by a luxurious family bathroom. The third bedroom on this floor offers the flexibility to be used as a home office. Ascend to the second floor, and you will find a spacious principal bedroom, complete with an ensuite shower room and a built-in wardrobe.

Outside, this property offers a raised decking area, ideal for relaxation and entertaining, overlooking a beautiful south-easterly facing lawn garden with useful storage shed / garden room with power and an additional storage shed for storage to the rear boundary. The property also benefits from a driveway, which provides parking for multiple vehicles.

In conclusion, this meticulously designed and expertly finished property combines practicality and elegance, offering an exceptional living experience in a highly desirable location. Early viewing is highly recommended to fully appreciate the craftsmanship and charm of this stunning family home.

- Four Bedroom Semi-Detached Property
- Recently Renovated & Remodeled
- Superb Rural Location
- Open Plan Kitchen / Diner
- Living Room
- Principal Bedroom With Ensuite
- Luxury Family Bathroom
- Underfloor Heating Throughout The Ground Floor
- South Easterly Facing Rear Garden





#### Property Location

Set within the delightful village of Rowington, Finwood Road enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: D

Tenure: Freehold



#### ENTRANCE HALL

#### LIVING ROOM

15' 8" x 12' 6" (4.78m x 3.81m)

#### KITCHEN/DINER

19' 9" x 16' 1" (6.02m x 4.90m)

#### UTILITY/WC

6' 8" x 4' 4" (2.03m x 1.32m)



## FIRST FLOOR

### BEDROOM TWO

12' 4" x 5' 2" (3.76m x 1.57m)

### BEDROOM THREE

7' 4" x 4' 10" (2.24m x 1.47m)

### BEDROOM FOUR

7' 3" x 2' 7" (2.21m x 0.79m)

### BATHROOM

8' 11" x 6' 9" (2.72m x 2.06m)

## SECOND FLOOR

### PRINCIPAL BEDROOM

14' 2" x 11' 10" (4.32m x 3.61m)

### ENSUITE

8' 5" x 3' 1" (2.57m x 0.94m)

### TOTAL SQUARE FOOTAGE

113.9 sq.m (1226 sq.ft) approx.

### OUTSIDE THE PROPERTY

BEAUTIFUL LAWNED GARDEN

STORAGE SHED/GARDEN ROOM WITH POWER

ON DRIVE PARKING FOR MULTIPLE VEHICLES



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

Neff integrated oven, extractor, Neff microwave, Neff fridge/freezer, Neff dishwasher, Caple wine cooler (dual), all carpets and blinds, some light fittings, fitted wardrobes in three bedrooms, underfloor heating throughout the ground floor and in bathroom & ensuite, garden shed and CCTV.

#### **ADDITIONAL INFORMATION**

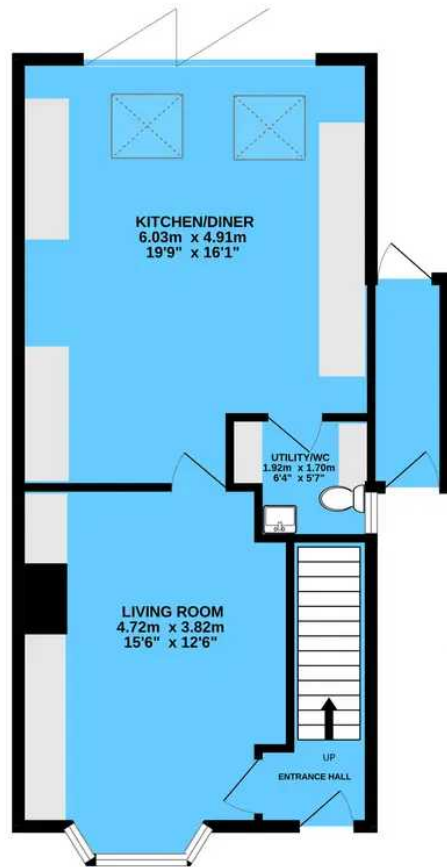
Services - water meter, oil, mains electricity and sewers. Broadband - BT - fibre optic.

#### **MONEY LAUNDERING REGULATIONS**

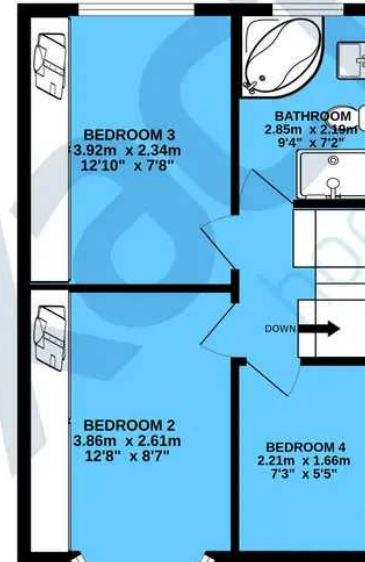
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 113.9 sq.m. (1226 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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