



smarthomes

**Rowood Drive**

Solihull

- A Ground Floor Maisonette
- Two Double Bedrooms
- Lounge Diner
- Private Rear Garden

**£160,000**

Current EPC Rating TBC  
Current Council Tax Band B





## Property Description

A two double bedroom ground floor maisonette offering lounge diner, kitchen, two double bedrooms, family bathroom, private rear garden, on-road parking, UPVC double glazing and gas central heating

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station



## Rooms & Measurements

### Entrance Porch

Lounge Diner to Front - 5m x 3.2m (16'4" x 10'5")

Kitchen to Rear - 2.9m x 2.3m (9'6" x 7'6")

Bedroom One to Rear - 3.9m x 2.5m (12'9" x 8'2")

Bedroom Two to Front - 3.9m x 2.2m (12'9" x 7'2")

Family Bathroom to Rear - 3m x 1.5m (9'10" x 4'11")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 128 years remaining on the lease with no service charge/ground rent payable. We would advise all interested parties to obtain verification through their own solicitor or legal representative

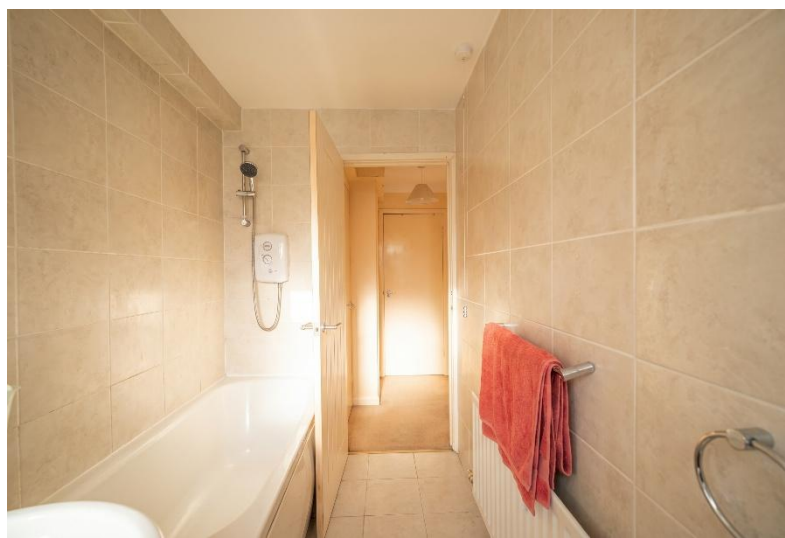
EPC supplied by Nigel Hodges

Current council tax band – B

### Boiler

#### Note:

The vendor has advised that the maisonette has gas central heating installed but they been advised they need a new boiler, so the current one is not in use.



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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0121 744 4144

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