



160 ROWOOD DRIVE, SOLIHULL, B92 9LJ

ASKING PRICE OF £170,000

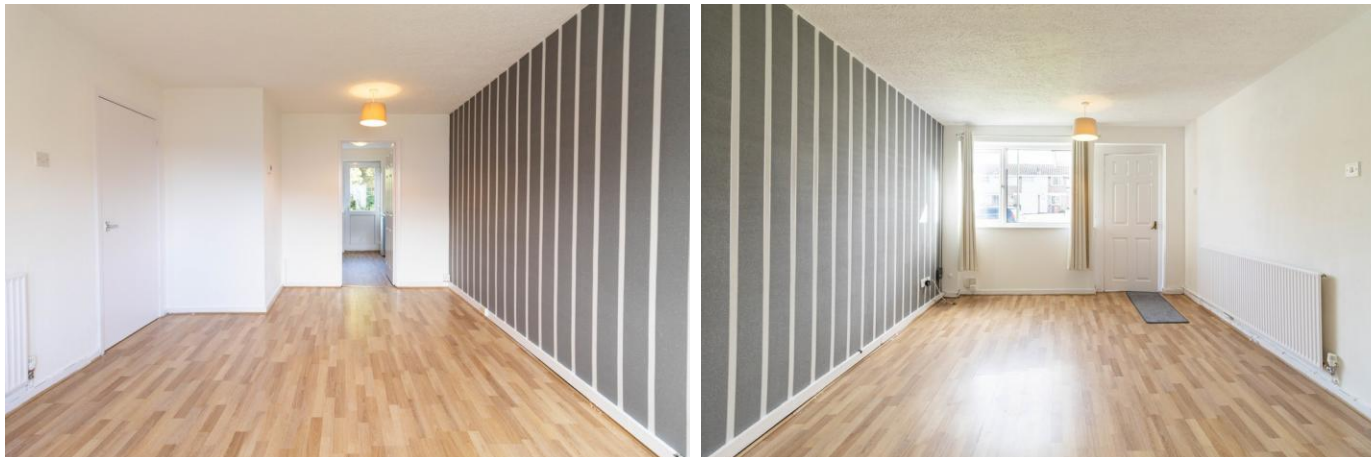
EPC: D Council Tax Band: B



### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- LOUNGE
- KITCHEN
- BATHROOM
- CHAIN FREE
- ALLOCATED PARKING



A well presented, two bedroom ground floor maisonette offered chain free in the sought after area of Damsonwood, Solihull. This property is spacious with two double bedrooms, a family bathroom and a rear garden. There is allocated parking close by. The accommodation briefly comprises of a lounge, kitchen, two double bedrooms and a family bathroom. It has gas central heating and double glazing. Ideal for first time buyers, downsizers or investors.

**APPROACH** Laid to lawn with a path to the front door.

**LOUNGE** Window to front elevation and laminate flooring.

**KITCHEN** Leading off lounge with a window to the rear elevation. Space for washing machine, cooker and fridge. Wall and floor units and vinyl flooring.

**HALLWAY** With two storage cupboards and laminate flooring.

**BEDROOM ONE** A spacious double bedroom with fitted wardrobes and a window to the rear elevation.

**BEDROOM TWO** Another spacious double bedroom with a window to front elevation.

**BATHROOM** Window to rear elevation. There is a bath with shower over, low level WC, sink and towel rail.

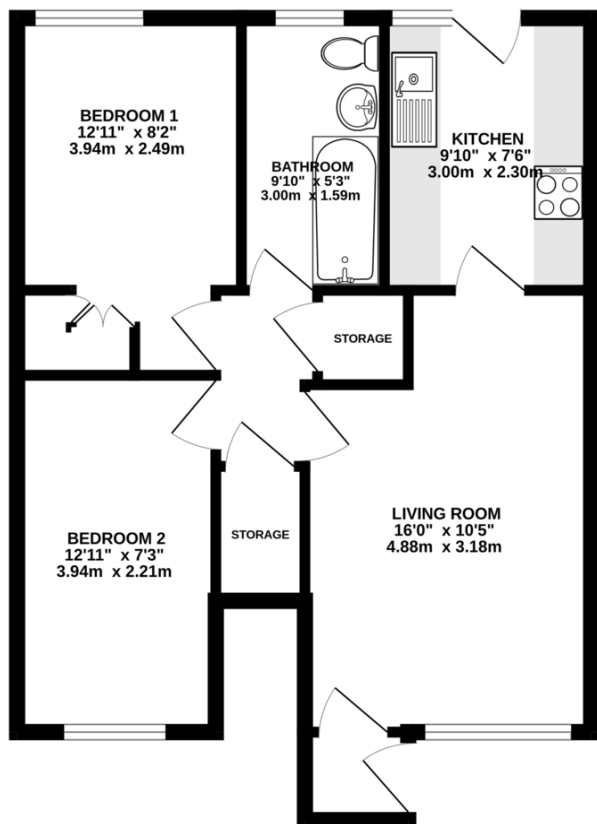
**REAR GARDEN** Mainly laid to lawn with a patio area, trees and shrubbery.



*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

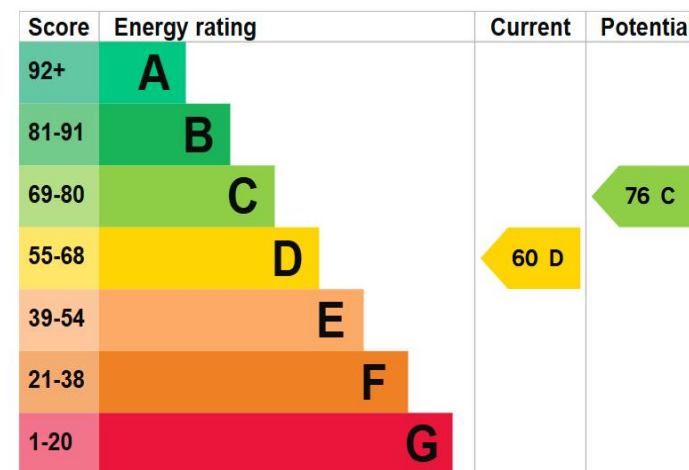


GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) 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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The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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