



**Rowood Drive, Solihull**

Guide Price **£310,000**





## PROPERTY OVERVIEW

This well presented three bedroom mid-terrace home offers a wonderful opportunity for families and professionals seeking comfort and convenience in a sought-after location. Positioned within easy reach of local schools, shops, and amenities, the property is thoughtfully designed to maximise natural light throughout.

Entry is via a large porch leading to a welcoming entrance hallway, which provides ample storage space for coats, shoes, and every-day essentials. The ground floor features a delightful fitted kitchen equipped with integrated appliances, complemented by a bright and spacious open plan living and dining room. This inviting space is flooded with natural light, thanks to large doors that open directly onto the rear garden, creating perfect flow for entertaining or relaxing with family. The ground floor also benefits from a useful boiler / utility cupboard, adding convenience to the layout.

Upstairs, you will find three generously sized bedrooms, each offering comfortable accommodation and built-in storage options. The family bathroom is well-appointed, providing a practical and stylish space for daily routines. The loft is fully boarded, providing excellent additional storage space and added practicality for modern family living.





The property benefits from a south facing rear garden, ensuring plenty of sunlight throughout the day and providing an ideal setting for outdoor dining, play, or gardening. The garden is mainly laid to lawn, with a patio area that is perfect for summer barbecues or simply enjoying a quiet morning coffee.

To the front of the property, there is a driveway with space for two cars (side by side) and a garage in separate block, ensuring convenient off-road parking for residents and visitors alike. Early viewing is highly recommended to appreciate all that this charming property has to offer.

#### 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 Mid-Terrace Home
- Great Location Close To All Local Amenities
- Fitted Kitchen With Integrated Appliances
- Open Plan Living & Dining Room
- Abundance Of Natural Light Throughout
- Three Generously Sized Bedrooms & Bathroom
- Fully Boarded Loft
- South Facing Rear Garden
- Driveway For Multiple Vehicles
- Garage In Separate Block



## **PORCH**

## **ENTRANCE HALLWAY**

## **KITCHEN**

7' 6" x 13' 11" (2.29m x 4.25m)

## **LIVING AREA**

17' 2" x 11' 10" (5.23m x 3.61m)

## **DINING AREA**

17' 3" x 4' 11" (5.25m x 1.51m)

## **FIRST FLOOR**

## **BEDROOM ONE**

9' 1" x 11' 3" (2.77m x 3.44m)

## **BEDROOM TWO**

9' 1" x 10' 2" (2.76m x 3.10m)

## **BEDROOM THREE**

7' 10" x 8' 6" (2.40m x 2.58m)

## **BATHROOM**

7' 9" x 6' 4" (2.37m x 1.92m)

## **TOTAL SQUARE FOOTAGE**

93.0 sq.m (999 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **REAR GARDEN WITH PATIO AREA**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**



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

Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating, all carpets, blinds and light fittings, some curtains, car charging point (fitted 2015) and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

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

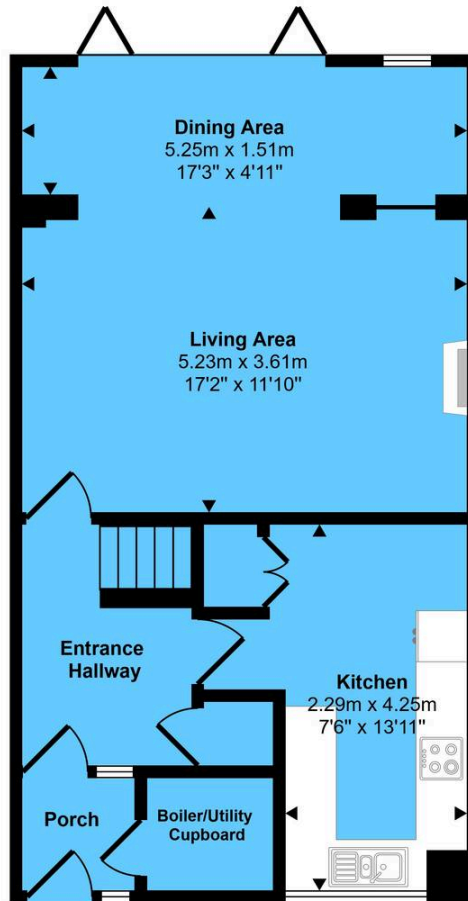
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

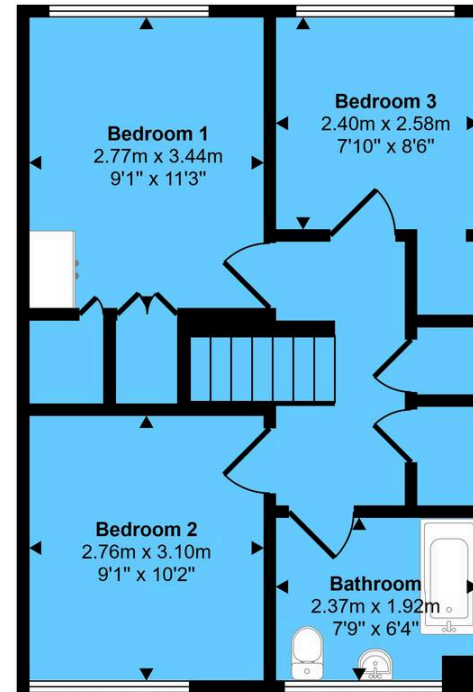
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
93 sq m / 999 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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