



Rowlands Crescent, Solihull, B91 2JF
Marketed by Tom Cooper powered by eXp





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Rowlands Crescent is a popular residential location in Solihull, well placed for access to Solihull town centre with its excellent range of shops, restaurants, cafés and leisure facilities. The property is also conveniently positioned for commuters and those working locally, with good access towards Birmingham Airport, the NEC, Jaguar Land Rover and the wider motorway network. It is a fantastic setting for families looking for a well connected home while still enjoying a peaceful residential feel.

Beautifully kept and proudly owned by the current sellers since 2001, this three bedroom semi detached home offers generous accommodation, excellent parking and a truly special rear garden backing onto the canal.

To the front of the property is a large driveway providing parking for several vehicles, along with side entrance access leading through to the rear garden. A large porch creates a practical entrance before stepping inside to the wide and welcoming hallway.

The main living space is a large through lounge and dining room, offering plenty of room for both comfortable seating and a family dining area. A bay window to the front allows natural light into the room, while French doors to the rear open out towards the garden, creating a lovely connection between the indoor and outdoor spaces.

The kitchen has been extended to create a useful breakfast area and is fitted with a range of units, along with some integrated appliances. There is also a pantry, direct access into the garage and plenty of practical space for everyday family living. Off the kitchen, the property also benefits from a downstairs toilet and a separate utility room, complete with its own sink and a door leading directly to the garden, making it ideal for cleaning up after gardening or outdoor activities.

Upstairs, there are three well proportioned bedrooms. The main bedroom and second bedroom are both extremely spacious doubles, while the third bedroom is an ample single room, ideal as a child's bedroom, nursery or home office. The family bathroom is also located on the first floor and has been finished to a modern standard, with a separate toilet adding further convenience.

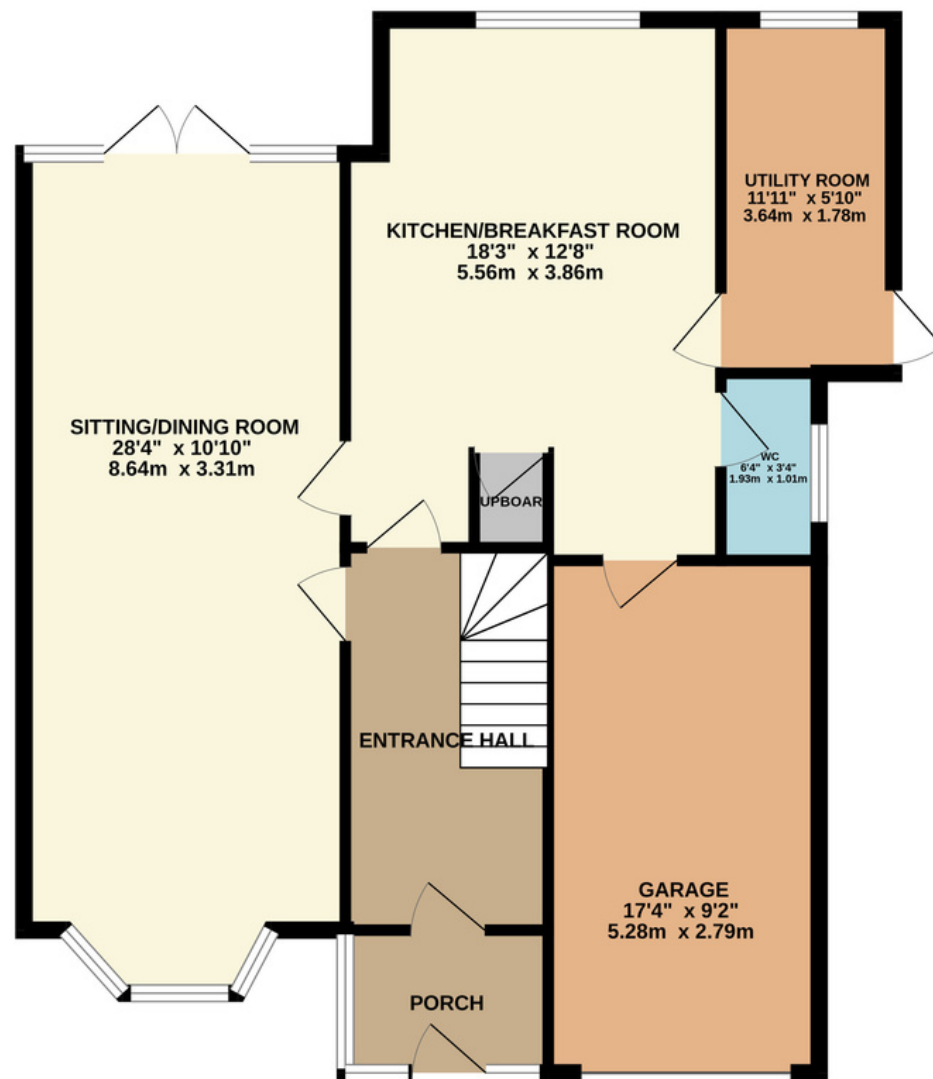
To the rear is the real showpiece of the home. The north facing garden has been beautifully landscaped and lovingly maintained, starting with a gravelled patio area and steps leading up to a mature garden filled with established planting and greenery. Enclosed by fencing, the garden offers a wonderful sense of privacy and calm.

A particularly special feature is that the property backs directly onto the canal, with gated access to the canal edge. This creates a peaceful outlook and gives the garden a unique sense of space, privacy and character that is rarely found.

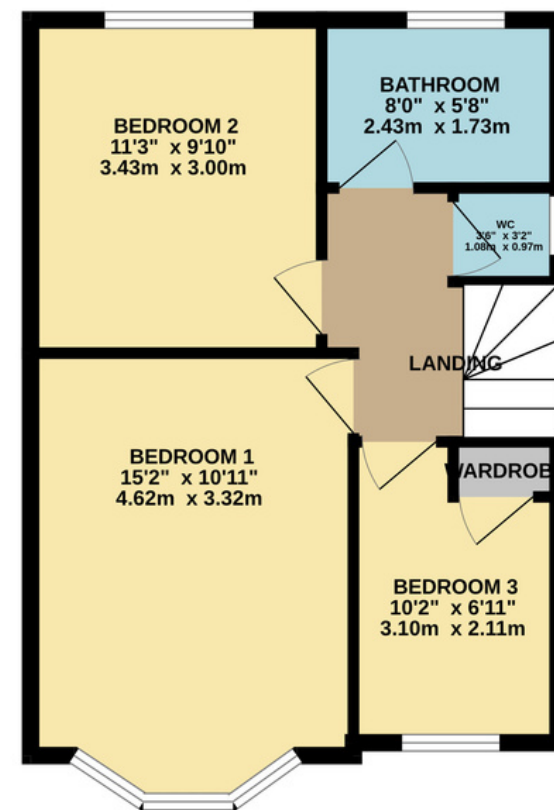
The property also benefits from a new boiler installed in 2023, offering added peace of mind for future owners.

With generous accommodation, excellent parking, a garage, a beautifully maintained garden and a superb canal-side setting, this is a fantastic opportunity to purchase a much loved family home in a highly convenient Solihull location.

GROUND FLOOR



1ST FLOOR



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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