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424 Rowood Drive, Solihull, B92 9LQ

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Guide Price £325,000

Situated in a popular and convenient Solihull location, this beautifully presented three-bedroom family home has been modernised to an exceptional standard throughout and is ready for immediate occupation.

This spacious family home comprises an inviting entrance hallway, a bright and spacious front lounge benefiting from underfloor heating, and a stunning rear kitchen diner fitted with a range of contemporary wall and base units. The kitchen enjoys an abundance of natural light thanks to the double-glazed patio doors and window overlooking the rear garden, creating the perfect space for both family living and entertaining.

To the first floor are three generously sized bedrooms, two of which benefit from built-in wardrobes, together with a modern family bathroom featuring a shower cubicle, wash hand basin, W.C. and heated towel rail.

The current owners have significantly improved the property, with upgrades including a full rewire, replastering, double glazing and gas central heating, allowing buyers to move straight in and enjoy the home from day one.

Externally, the property boasts a block-paved driveway providing off-road parking to the front. To the rear is a private garden with a patio seating area, lawn, storage shed and an attractive pathway with inset lighting. A particular highlight is the fantastic garden room, complete with electrics, making it ideal as a home office, gym, hobby room or children's playroom. The garden also benefits from direct access onto the park and playing fields to the rear, offering an excellent outdoor space for families and dog walkers alike.

Ideally positioned in the heart of Solihull, the property is approximately 1.1 miles from Solihull Hospital and benefits from a range of highly regarded local schools, excellent transport links and easy access to Solihull Town Centre.

This is a truly superb home that must be viewed to fully appreciate the quality of finish, spacious accommodation and enviable location on offer.

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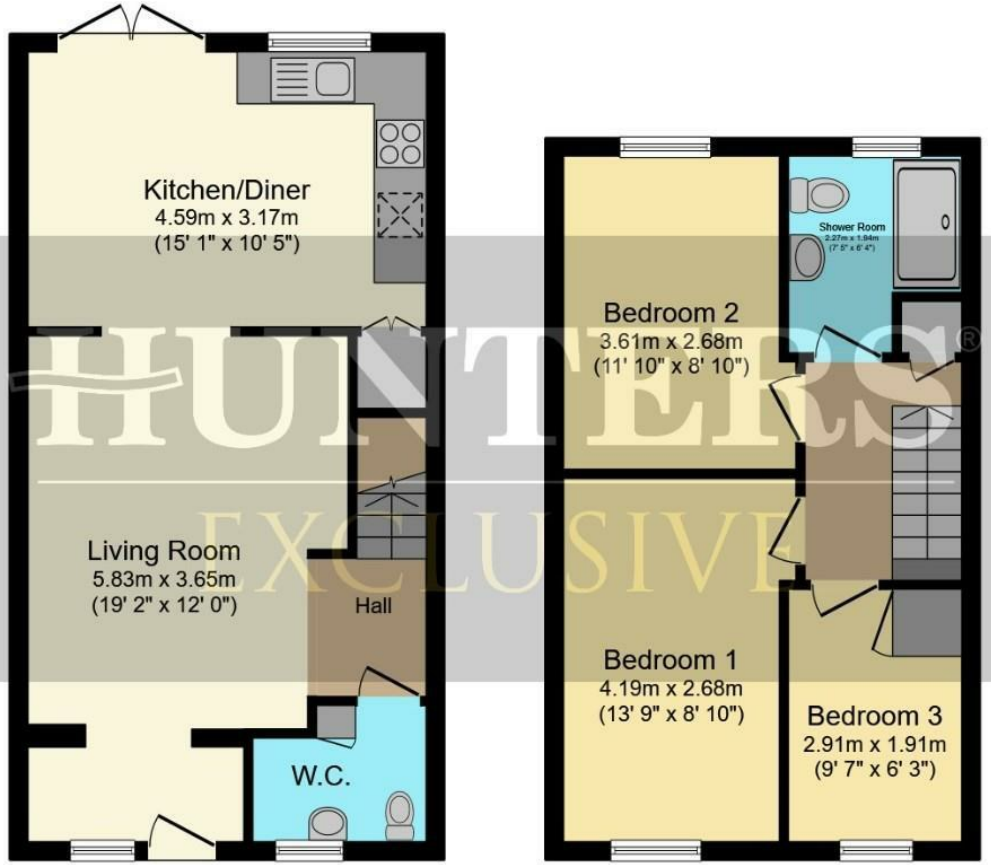

Ground Floor **First Floor**

Total floor area 78.0 sq.m. (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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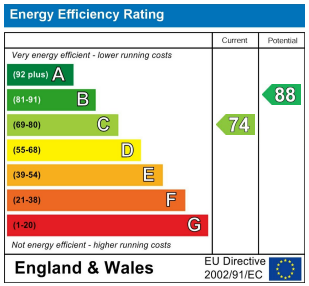
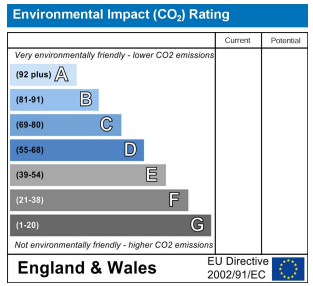




Location
Situated within one of Solihull's most desirable residential areas, the B92 postcode continues to be a firm favourite with families and professionals alike, thanks to its excellent amenities, outstanding schools and superb transport connections.

Solihull Town Centre is just a short distance away, offering an extensive selection of high-street retailers, independent boutiques, restaurants, cafés and leisure facilities, including the popular Touchwood Shopping Centre. The area is particularly sought after due to its proximity to a number of highly regarded schools, including those within the prestigious Tudor Grange catchment area.

For commuters, the location provides excellent access to the M42, M40 and wider motorway network, whilst Birmingham International Airport, Birmingham International Railway Station and the NEC are all within easy reach.

The area also benefits from an abundance of green open spaces, with Tudor Grange Park, Brueton Park and Malvern Park all nearby, providing fantastic opportunities for walking, recreation and family days out.

Combining a prime residential setting with excellent amenities, highly regarded schools and outstanding transport links, this location offers everything required for modern family living.

Living Room
19'2 x 12'0

Kitchen / Diner
15'1 x 10'5

Bedroom One
13'9 x 8'10

Bedroom Two
11'10 x 8'10

Bedroom Three
9'7 x 6'3

Shower Room
7'5 x 6'4

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

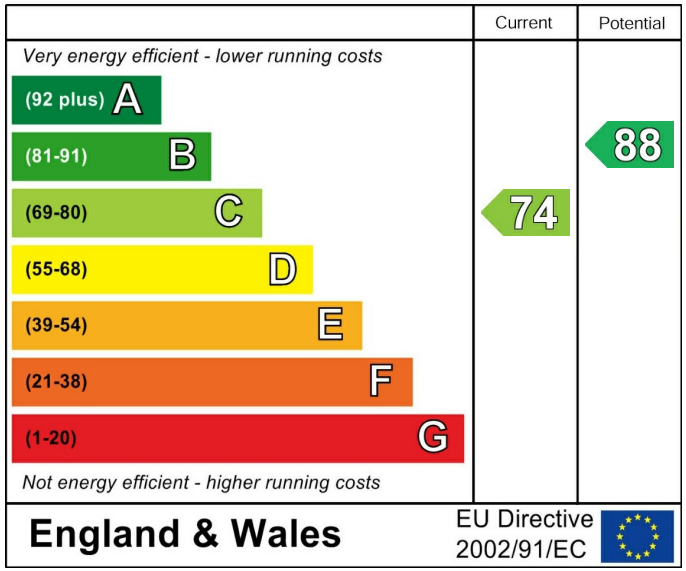
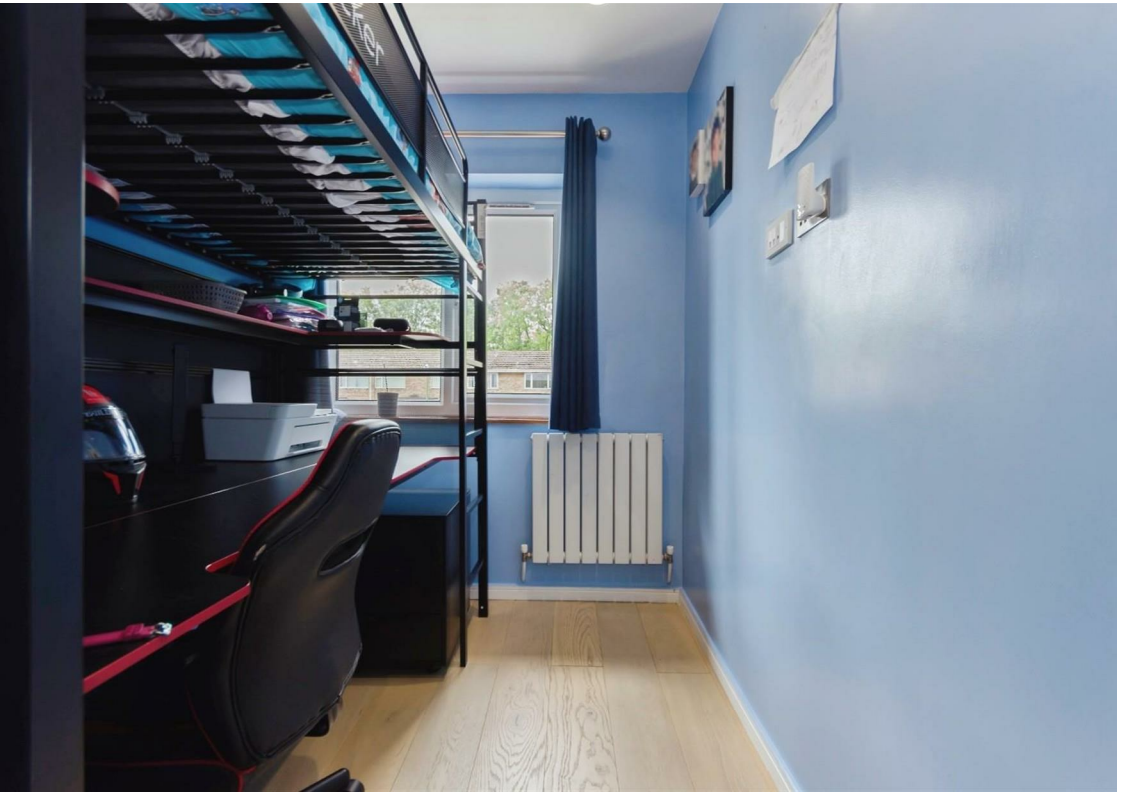
Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Energy Efficiency Rating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