



OLD WARWICK ROAD, ROWINGTON, CV35 7BU
ASKING PRICE OF £699,950



»X No Upward Chain

»X Detached Property

»X Three Double Bedrooms

»X Significant Scope For Extension (STPP)

»X Semi Rural Location

»X Large Open Plan Living/Dining Room

»X Large Tandem Garage

»X Extensive Eaves Storage

»X Generous Landscaped Gardens

PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN and affording outstanding potential for extension and improvement is this three double bedroom detached property. Set within the sought after village of Rowington, the property occupies an elevated position providing outstanding views to open fields and is located behind a wide frontage with tarmac driveway and lawned foregarden. To the ground floor the property is accessed via an entrance porch and entrance hallway leading to an open plan living / dining room, separate study, guest cloakroom and breakfast kitchen with courtesy door leading into the large tandem garage with utility area. To the first floor are three double bedrooms two with extensive eaves storage and fitted wardrobes, with bedroom two benefitting from a balcony affording views to open fields. All bedrooms are serviced via the family bathroom. Outside the property occupies a wide plot with space to both the left and right hand boundaries and to the rear for further extension (subject to the necessary planning permissions) and also benefits from a large landscaped rear garden with full width patio and is mainly laid with lawn, formal border shrubs and trees and garden shed located to the rear boundary. To view this outstanding opportunity please contact Xact Homes on 01564 777284.

PROPERTY LOCATION

Set within the delightful village of Rowington, The Rising enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington has, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some six miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx nine miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some fourteen miles away.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Oil, mains electricity and water on a meter

BROADBAND

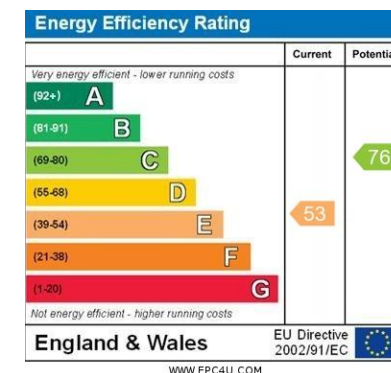
BT - Fibre Optic

GARDEN

North East facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, LG television, Black & Decker dust buster, Logik hand blender, smoke alarm, key cabinet, ADT intruder alarm and control box, Stannah stair lift, BT hub, electric fire in sitting room, pine display shelf in bedroom and garage, assorted spare house tiles, large wall pin board, white larder cupboard, fitted key safe at the front of property, carpets, curtains, blinds, light fittings, was hing line, ornamental pedestal stone flower pot, stone flower pot, green flower pot and garden shed.



HALLWAY

GUEST CLOAKROOM

6' 3" x 2' 9" (1.91m x 0.84m)

STUDY

10' 6" x 7' 1" (3.2m x 2.17m)

LIVING ROOM

17' x 13' 9" (5.18m x 4.18m)

DINING ROOM

14' x 9' 7" (4.27m x 2.93m)

KITCHEN

14' (max) x 10' 10" (max) (4.27m x 3.31m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 11" x 14' (4.55m x 4.27m)

BEDROOM TWO

14' x 10' 6" (4.27m x 3.19m)

BEDROOM THREE

11' 5" x 11' 3" (3.47m x 3.44m)

BATHROOM

7' 9" x 6' 11" (2.35m x 2.1m)

OUTSIDE THE PROPERTY

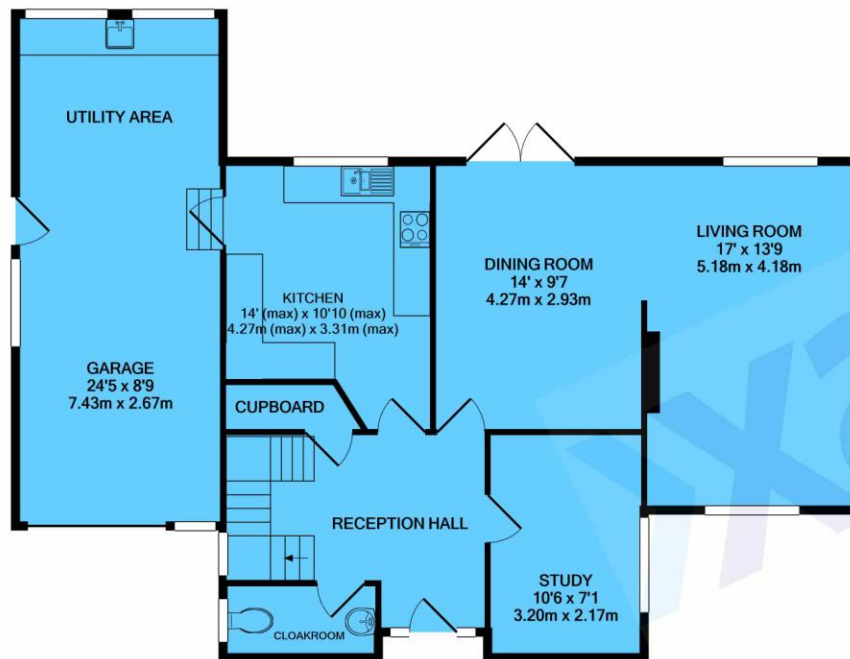
GARAGE WITH UTILITY AREA

24' 5" x 8' 9" (7.43m x 2.67m)

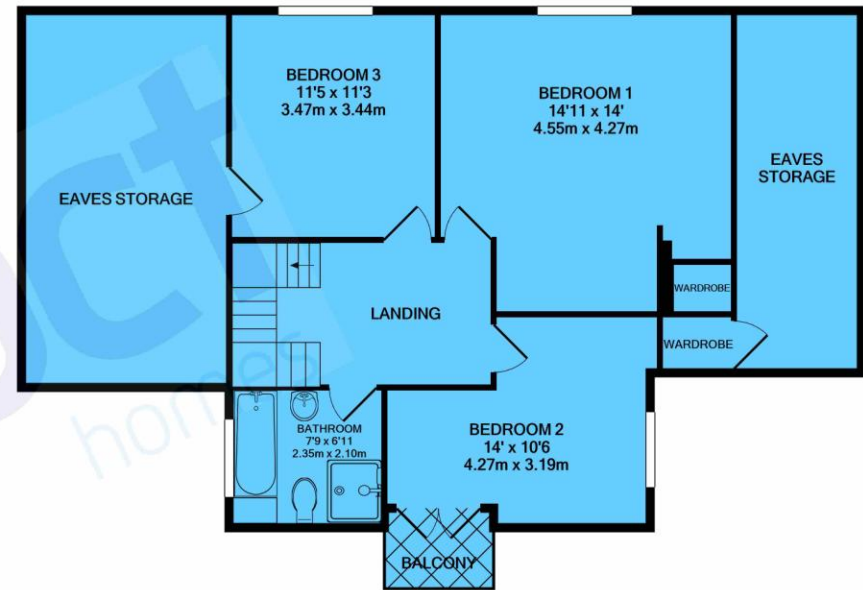
PRIVATE REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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