



ROWTHORN DRIVE, MONKSPATH, SOLIHULL, B90 4ST  
ASKING PRICE OF £550,000



»X Impressive Four Bedroom Detached

»X Popular Monkspath Estate

»X No Upward Chain

»X Living Room

»X Dining Room

»X Large Breakfast Kitchen

»X Four Bedrooms

»X Ensuite Shower Room

»X Early Viewing Essential

## PROPERTY OVERVIEW

Situated on the popular Monkspath estate in a quiet cul-de-sac location, an ideal opportunity to purchase this impressive four bedroom detached originally built by Gallagher Homes to the Clarendon design. This property is offered to the market with no upward chain and benefits from gas central heating, double glazing and has briefly comprises : canopy porch, entrance hall, guest cloakroom, living room, dining room, fitted breakfast kitchen, utility room, four bedrooms, bathroom, ensuite shower room, double length garage and landscaped private garden.

## PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

**COUNCIL TAX**

Band F

**TENURE**

Freehold

**SERVICES**

Mains gas, electricity and water on a meter

**LOFT SPACE**

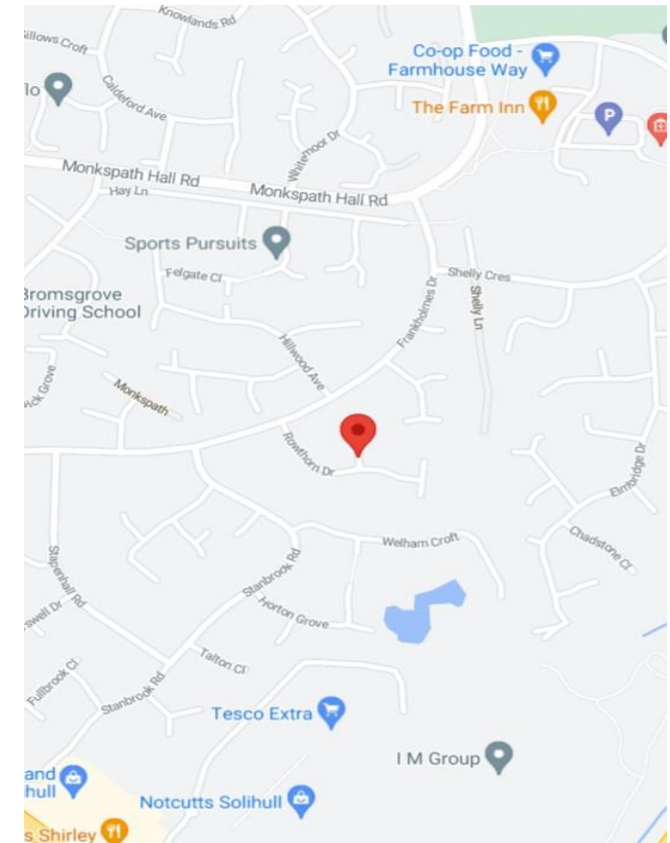
Partially boarded with ladder

**GARDEN**

North Facing

## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, freezer, dishwasher, fitted wardrobes in bedroom one and two, some blinds and all carpets, curtains and light fittings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**CANOPY PORCH**

**ENTRANCE HALL**

**GUEST WC**

5' 8" x 4' 4" (1.75m x 1.34m)

**LIVING ROOM**

16' 9" x 11' 8" (5.12m x 3.58m)

**DINING ROOM**

11' 10" x 10' 7" (max) (3.63m x 3.24m)

**BREAKFAST KITCHEN**

15' 5" x 12' 0" (4.72m x 3.66m)

**UTILITY**

5' 7" x 5' 3" (1.71m x 1.61m)

**FIRST FLOOR**

**BEDROOM ONE (FRONT)**

15' 5" x 11' 8" (4.70m x 3.58m)

**ENSUITE SHOWER ROOM**

12' 5" x 4' 11" (3.80m x 1.50m)

**BEDROOM TWO (REAR)**

11' 5" x 8' 2" (3.48m x 2.50m)

**BEDROOM THREE (REAR)**

9' 3" x 8' 9" (2.82m x 2.68m)

**BEDROOM FOUR (REAR)**

8' 5" x 6' 8" (2.57m x 2.04m)

**BATHROOM**

8' 7" x 6' 7" (2.63m x 2.02m)

**OUTSIDE THE PROPERTY**

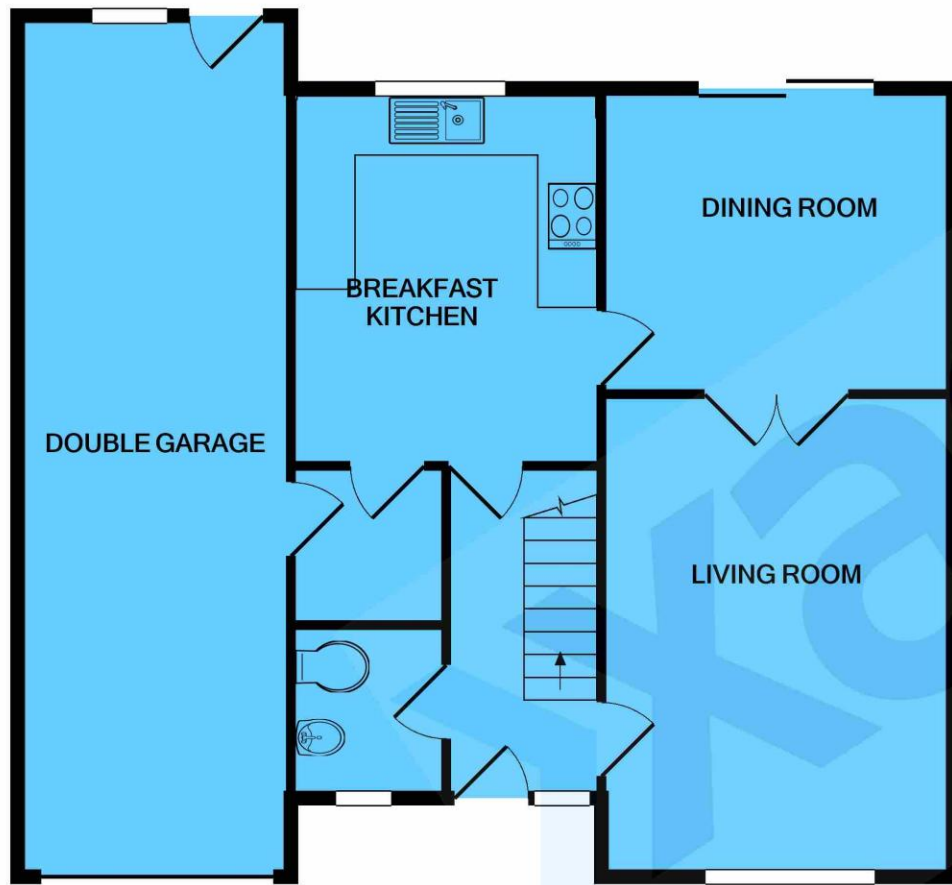
**GARAGE**

29' 6" x 7' 10" (9.00m x 2.40m)

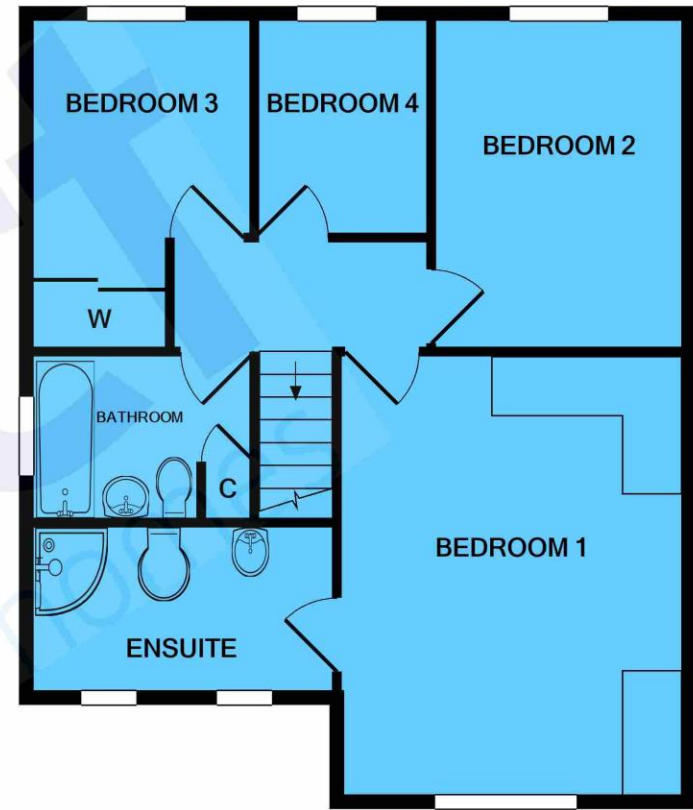
**GARDEN**







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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