



smarthomes

Rowlands Crescent

Solihull, West Midlands, B91 2JE

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Dining Kitchen
- Re-Fitted Four Piece Family Bathroom

£385,000

EPC Rating 72

Current Council Tax Band D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing generous off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and double glazed door leading through to



Entrance Hallway

With ceiling light points, contemporary vertical radiator, engineered oak flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

14' 9" into bay x 11' 2" (4.5m x 3.4m) With solid oak flooring, ceiling spot lights, coving to ceiling, double glazed bay window to front elevation, radiator and feature inset gas fire with granite surround



Dining Kitchen to Rear

18' 4" x 11' 1" (5.59m x 3.38m) Being fitted with a range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas on glass hob, inset AEG electric oven, space and plumbing for washing machine, space for fridge freezer, two radiators, ceiling light points, door to larder with shelving, Travertine tiled flooring, double glazed window to rear, double glazed sliding patio doors leading out to the rear garden and UPVC obscure double glazed door to side



Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point and oak doors leading off to

Bedroom One to Front

11' 3" into wardrobe x 15' 0" into bay (3.43m x 4.57m) With double glazed bay window to front elevation, radiator, ceiling light point, ceiling speakers and fitted wardrobes with sliding doors

Bedroom Two to Rear

11' 1" x 10' 1" (3.38m x 3.07m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

6' 11" x 10' 3" (2.11m x 3.12m) With double glazed window to front elevation, radiator, solid oak flooring, ceiling light point and built-in over-stairs wardrobe





Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising; panelled Jacuzzi style bath with centralised mixer tap and shower attachment, low flush WC, vanity wash hand basin and double shower cubicle with thermostatic rainfall shower, additional handheld attachment and illuminated shelf, obscure double glazed windows to side and rear, smart digital mirror with lighting and radio, complementary tiling to walls, contemporary radiators, inset ceiling downlighters with mood lighting app and stripped timber effect LVT flooring

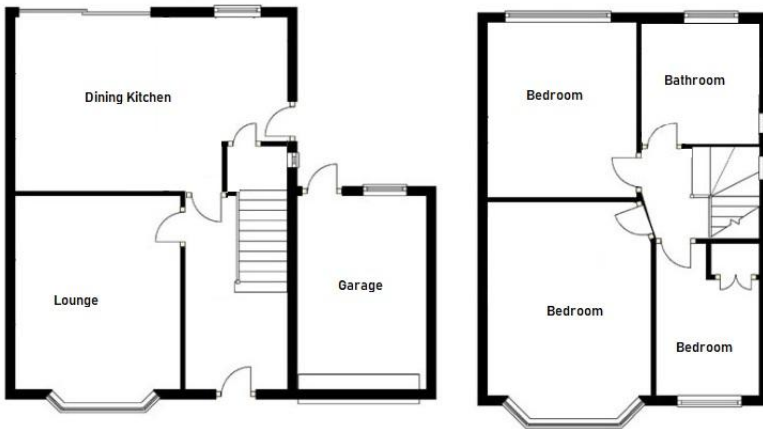


Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, seating terrace to rear, external power points and lighting, greenhouse, brick built storage shed, courtesy gate to side, fencing to boundaries and access to garage

Garage

18' 2" x 7' 7" (5.54m x 2.31m) Having superb potential for conversion or extension subject to planning permission with two ceiling strip lights, power points and garage doors to driveway



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.