



smarthomes

Rowood Drive

Solihull, B92 9LT

- An Extended Four Bedroom Detached Property
- Two Reception Rooms & Breakfast Kitchen
- Family Bathroom, En-Suite Shower & Guest WC
- South Facing Rear Garden

£375,000

EPC Rating 66

Current Council Tax Band E





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 lawned fore garden and tarmacadam driveway providing off road parking extending to gated side access, up and over garage door and UPVC double glazed door leading into

Enclosed Porch

With obscure double glazed windows, wood effect flooring, useful storage cupboard, lighting and wooden door leading through to



Spacious Lounge to Front

17' 8" x 14' 1" (5.4m x 4.3m) With obscure window to porch, double glazed window to front elevation, stairs leading to the first floor accommodation, two radiators, ceiling light points, wood effect flooring, and opening through to

Dining Room to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed sliding patio doors leading out to the South facing rear garden, wood effect flooring, ceiling light point, radiator, coving to ceiling and door leading through to

Breakfast Kitchen to Rear

12' 9" x 8' 10" (3.9m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space for fridge freezer, radiator, ceiling light points, double glazed window to rear and opening through to

Utility Room to Rear

8' 2" x 6' 10" (2.5m x 2.1m) Having fitted base units, laminate work surface, sink and drainer unit with mixer tap, tiling to splashback areas, space and plumbing for washing machine and tumble dryer, ceiling light point, radiator, double glazed window to rear, UPVC obscure double glazed door to rear garden, door to garage and door leading into



Guest WC

With low flush WC, obscure double glazed window to side, radiator and ceiling light point

Accommodation on the First Floor

Landing

With loft access, ceiling light point, airing cupboard and doors leading off to



Bedroom One to Rear

17' 4" x 8' 6" (5.3m x 2.6m) With double glazed window to rear elevation, obscure double glazed window to side, radiator, ceiling light point, wall lighting, exposed floorboards and shower area with obscure glazed sliding doors, tiling to walls, thermostatic shower and pedestal wash hand basin

Bedroom Two to Rear

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point, exposed floorboards and built-in wardrobes





Bedroom Three to Front

11' 10" x 9' 6" (3.61m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, exposed floorboards and built-in wardrobes

Bedroom Four to Front

17' 0" x 8' 6" (5.2m x 2.6m) With two double glazed window to front elevation, radiator, ceiling light point, wall lighting and exposed floorboards

Family Bathroom to Rear

7' 6" x 6' 10" (2.3m x 2.1m) Being fitted with a three piece suite comprising; panelled bath with telephone effect mixer tap and shower attachment, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, radiator and ceiling light points

South Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, greenhouse, mature shrub borders, fencing to boundaries and gated side access to driveway

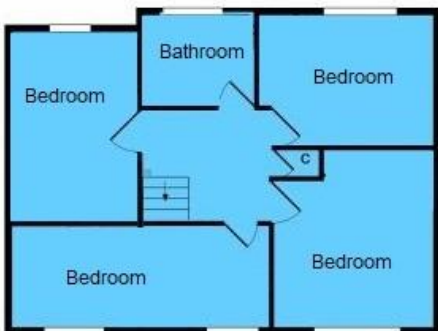


Garage

18' 0" x 8' 6" (5.5m x 2.6m) With metal up and over garage door to driveway, obscure double glazed windows to side, ceiling light point and wall mounted Vaillant boiler

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 vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.