



smarthomes



- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Double Bedrooms
- Extended Open Plan Kitchen/Diner/Family Room
- Modern En-Suite Shower Room
- Extensive Useable Loft Space
- South/Easterly Facing Rear Garden

Rowden Drive, Solihull, West Midlands, B91 1UQ

A beautifully presented and extended semi-detached family home situated in a most popular location and offering accommodation comprising a spacious lounge, extended open plan kitchen/diner/family room, utility room, guest W.C, three double bedrooms, extensive useable loft space, modern en-suite shower room, modern family bathroom, pleasant South/Easterly facing rear garden, integral garage and driveway parking

Offers Over £500,000

EPC Rating - D

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 parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. There are excellent local schools including Blossomfield Infant School, Shirley Heath Junior School, Alderbrook Secondary School and Tudor Grange Secondary School. 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 paved driveway providing off road parking with hedging to side boundaries and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side and further obscure glazed door leading to



Entrance Hallway

With wooden flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

18' 0" x 10' 9" (5.5m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, a wooden fireplace with marble hearth and double doors leading to



Open Plan Kitchen/Diner Family Room

23' 3" x 18' 4" (7.1m x 5.6m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink with mixer tap over, further incorporating a Bosch 4 ring induction hob with Siemens extractor hood over and Siemens oven below. Integrated fridge/freezer, integrated dishwasher, tiling to splash back areas, wooden flooring, two vertical radiators, ceiling spot lights and light points, UPVC double glazed window to the rear aspect, UPVC double glazed French doors leading to rear garden and door to



Utility Room

8' 10" x 4' 7" (2.7m x 1.4m) With fitted wall units, laminate work surface with space and plumbing for washing machine and tumble dryer beneath, wooden flooring, wall mounted gas central heating boiler, single glazed door to side passage, ceiling light point and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, wooden flooring and ceiling light point

Covered Side Passage

With a polycarbonate roof, UPVC double glazed window to rear, UPVC double glazed obscure door to property frontage and wooden door to garage

Landing

With stairs rising to loft room, ceiling light point, obscure double glazed window to side, airing cupboard, radiator and doors leading off to

Bedroom One to Front

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone, wood effect flooring and ceiling spot lights

Bedroom Two to Front

13' 5" x 12' 1" (4.1m x 3.7m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 9" x 8' 10" (3.3m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

12' 1" max x 5' 6" (3.7m max x 1.7m) Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, separate shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling spot lights and obscure double glazed windows to the side and rear elevations

Extensive Useable Loft Space

17' 8" x 11' 1" (5.4m x 3.4m) With a Velux roof window, two ceiling light points, radiator and fitted storage cupboards

South/Easterly Facing Rear Garden


Being mainly laid to lawn with paved patio areas, further Cotswold stone patio area, mature shrubs and bushes and hedging and panelled fencing to boundaries

Integral Garage

With side hung doors to property frontage, single glazed windows to side, ceiling light point and courtesy door to side passage

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		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Second Floor

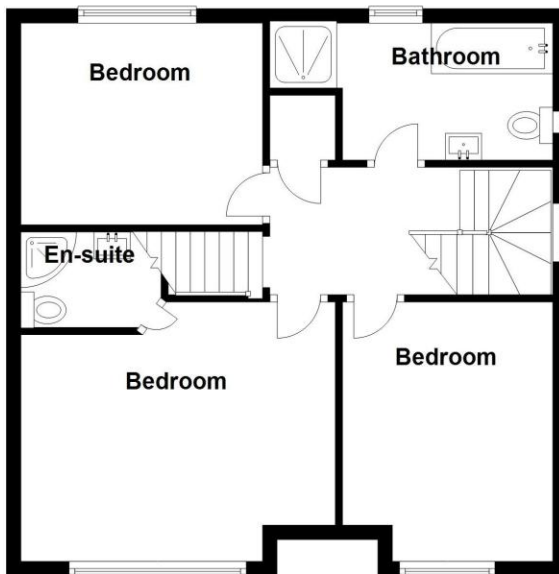
Approx. 16.5 sq. metres (177.5 sq. feet)

Extensive Useable Loft Space



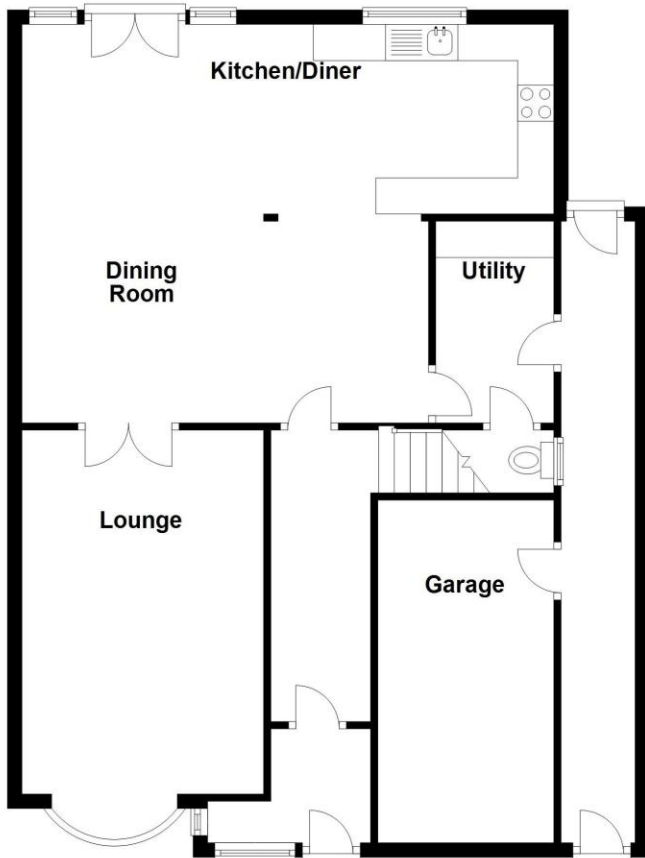
First Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



Ground Floor

Approx. 91.5 sq. metres (984.9 sq. feet)



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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 are 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.