



Mill Lane, Rowington

Guide Price £625,000



PROPERTY OVERVIEW

Introducing this exceptional three-bedroom semi-detached cottage, situated on a tranquil and highly sought-after road in Rowington. Boasting a unique opportunity in an excellent rural location, this property presents superb potential for extension, with planning permission already granted, and is ready for modernisation. Bursting with character and steeped in history, it is set on a generous 0.35 acre plot, believed to date back to the 1870s, with an extension added in the 1950s.

Upon entering the property, you are greeted by a welcoming entrance hallway that connects the ground floor accommodation. The kitchen offers views of the picturesque rear garden, ample work surfaces, and an Aga. The spacious dining room provides versatile space that can be used as an additional family room, while the living room boasts a beautiful feature fireplace.

The first floor comprises three bedrooms, one of which is a principal bedroom complete with fitted wardrobes. All bedrooms are serviced by a well-appointed family bathroom.

Outside, this property offers enchanting gardens to both the front and rear, providing a delightful oasis for relaxation and enjoyment. Multiple outbuildings provide ample storage space, with the added convenience of a detached garage. A driveway further enhances the appeal, providing parking for multiple vehicles.





PROPERTY LOCATION

Set within the delightful village of Rowington, Woodlands Cottage enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, 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 three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five 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 four miles away.

Council Tax band: E Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Set On A Quiet & Highly Sought After Road
- Stunning Rural Location & 0.35 Acre Plot
- Scope For Extension & Planning Permission Granted
- In Need Of Modernisation
- Living Room & Dining Room
- Beautiful Gardens
- Multiple Outbuildings





ENTRANCE HALLWAY

KITCHEN

12' 11" x 9' 1" (3.94m x 2.77m)

DINING ROOM

13' 3" x 13' 1" (4.05m x 3.98m)

LIVING ROOM

13' 1" x 8' 6" (3.98m x 2.59m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 9' 3" (3.98m x 2.82m)

BEDROOM TWO

13' 1" x 8' 6" (3.98m x 2.59m)

BEDROOM THREE

8' 5" x 6' 4" (2.57m x 1.94m)

BATHROOM

9' 4" x 6' 6" (2.84m x 1.97m)

TOTAL SQUARE FOOTAGE

Total floor area: 109.7 sq.m. = 1181 sq.ft. approx.

OUTSIDE THE PROPERTY

OUTBUILDING

20' 0" x 9' 10" (6.09m x 3.00m)

SECOND OUTBUILDING

10' 9" x 7' 0" (3.28m x 2.13m)

GARDENS TO BOTH THE FRONT AND REAR

DETACHED GARAGE





ADDITIONAL INFORMATION

Services - electricity and mains sewers. Broadband - BT. Loft space - which is boarded.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



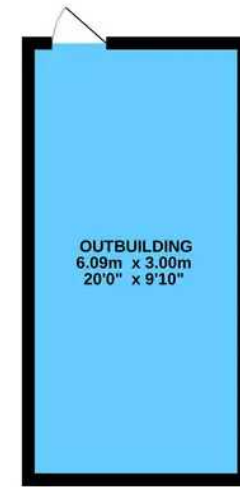
GROUND FLOOR
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



OUTBUILDINGS
25.5 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA : 109.7 sq.m. (1181 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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