



Old Warwick Road, Rowington

Guide Price £300,000



Property Overview

Situated in an idyllic rural location, this charming one-bedroom character cottage is the ideal choice for first-time buyers seeking a peaceful retreat. Boasting a range of delightful features, this property offers a tranquil yet stylish living space. Upon entering, you are greeted by a welcoming breakfast kitchen, perfect for enjoying morning meals. Moving through the hallway, past the downstairs cloakroom, we enter the living room, adorned with a stunning feature log burner, provides ample space for both relaxation and dining, offering a comfortable setting for entertaining guests. Moving upstairs, the double bedroom boasts fitted storage, ensuring sufficient room for personal belongings, serviced via a family bathroom. For those requiring a designated workspace, the loft room (which contains a day bed, which when pulled out is a King Size bed) provides a versatile area that can be used as a study or additional storage space. Sublime rural views can be enjoyed from both the front and rear of the property, allowing residents to truly appreciate the surrounding natural beauty.





To the rear of the property is a shared road leading to an allocated driveway with space to park two vehicles. In summary, this one-bedroom character cottage presents a fantastic opportunity for first-time buyers to acquire a peaceful retreat within a picturesque rural setting. Get in touch today to secure your private viewing.

Property Location

Set within the delightful village of Rowington, Appletree 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: C

Tenure: Freehold

- One Bedroom Character Cottage
- Ideal For First-Time Buyers
- Breakfast Kitchen
- Living Room With Feature Log Burner
- Double Bedroom With Fitted Storage
- Loft Room / Study
- Rural Views To Front & Rear
- Allocated Parking





LIVING ROOM

16' 6" x 11' 9" (5.03m x 3.58m)

WC

3' 10" x 3' 0" (1.17m x 0.91m)

BREAKFAST KITCHEN

11' 1" x 9' 11" (3.38m x 3.02m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 3" x 9' 1" (3.12m x 2.77m)

BATHROOM

5' 8" x 5' 0" (1.73m x 1.52m)

SECOND FLOOR

LOFT ROOM/STUDY

11' 8" x 11' 1" (3.56m x 3.38m)

TOTAL SQUARE FOOTAGE

59.7 sq.m (643 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN

TWO ALLOCATED PARKING SPACES



ITEMS INCLUDED IN THE SALE

Delonghi free standing cooker, all carpets and blinds, fitted wardrobes in one bedroom, day/pull out bed in loft room and garden shed.

ADDITIONAL INFORMATION

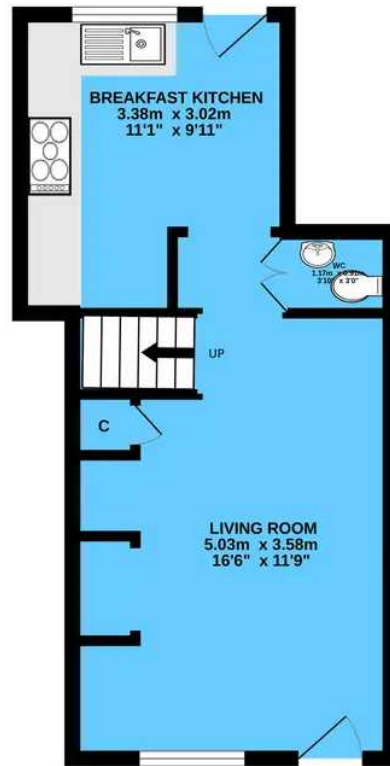
Services - mains electricity and sewers and septic waste tank. Broadband - BT - fibre optic.

MONEY LAUNDERING REGULATIONS

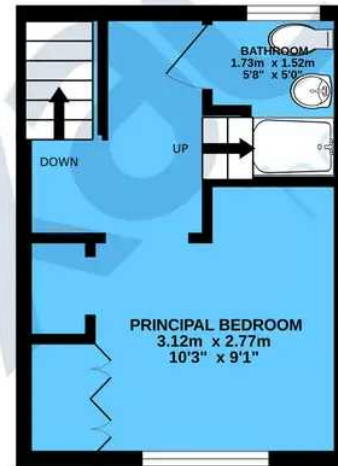
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



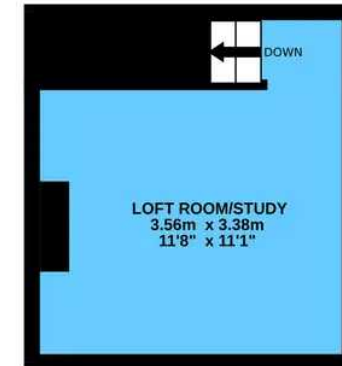
GROUND FLOOR
29.3 sq.m. (315 sq.ft.) approx.



1ST FLOOR
18.0 sq.m. (194 sq.ft.) approx.



2ND FLOOR
12.4 sq.m. (134 sq.ft.) approx.



TOTAL FLOOR AREA: 59.7 sq.m. (643 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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