



The Avenue, Rowington

Guide Price £780,000





PROPERTY OVERVIEW

Introducing a truly exceptional residence set amidst the sought-after village of Rowington, this charming four-bedroom detached dormer bungalow presents a rare opportunity to acquire a home of both elegance and comfort. Approached via a well-maintained tarmac driveway, the property is discreetly nestled behind a large front lawn, offering a sense of privacy and tranquillity upon arrival.

Upon entering, the ground floor of the property unfolds into a spacious layout, consisting of a large open-plan breakfast kitchen, two welcoming reception rooms to the front, and practical outside utility area that bathes the space in natural light. This level also hosts two generously sized double bedrooms, one of which is enhanced by a well-appointed en-suite shower room, providing convenience and luxury for its occupants.

Ascending to the first floor, two additional bedrooms await, complemented by a family bathroom for added comfort and practicality.

Stepping outside, the rear of the property reveals a beautifully landscaped south-facing garden, offering a serene retreat overlooking the picturesque village green—an idyllic setting for relaxation and alfresco entertainment.





This property is offered to the market with the added benefit of no upward chain, allowing for a seamless transition for its new owners. In conclusion, this four-bedroom detached dormer bungalow epitomises the epitome of refined village living, where modern comforts harmoniously blend with timeless charm and quality craftsmanship. With its versatile layout, tasteful finishes, and enviable location, this property resonates as a truly special place to call home. Contact us today to discover more about this exceptional offering and seize the opportunity to make this distinctive property yours.

PROPERTY LOCATION

Set within the delightful village of Rowington, Six Elms 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. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: G

Tenure: Freehold





- Charming Four Bedroom Detached Dormer Bungalow Set In The Village Of Rowington
- Set Behind A Large Front Lawn & Tarmac Driveway
- Downstairs The Property Is Comprised Of A Large Open-plan Breakfast Kitchen, Two Reception Rooms To The Front & A Practical Outside Utility Area
- The Property Also Boasts Two Double Bedrooms To The Ground Floor One Of Which Benefits From A Well Appointed En-Suite Shower Room
- To The First Floor Are Two Further Bedrooms Which Are Serviced By A Family Bathroom
- To The Rear Of The Property Is A Landscaped South Facing Garden Looking Over The Village Green
- Offered To The Market With The Benefit Of No Upward Chain

HALL

WC

RECEPTION ROOM ONE

14' 10" x 12' 10" (4.52m x 3.91m)

RECEPTION ROOM TWO

10' 11" x 10' 5" (3.33m x 3.18m)

BREAKFAST KITCHEN

17' 7" x 12' 0" (5.36m x 3.66m)

OUTSIDE UTILITY AREA

14' 6" x 7' 8" (4.42m x 2.34m)

BEDROOM ONE

16' 6" x 10' 10" (5.03m x 3.30m)

ENSUITE

7' 9" x 5' 4" (2.36m x 1.63m)

BEDROOM TWO

12' 0" x 10' 11" (3.66m x 3.33m)



FIRST FLOOR

BEDROOM THREE

11' 6" x 9' 11" (3.51m x 3.02m)

BEDROOM FOUR

11' 6" x 10' 6" (3.51m x 3.20m)

BATHROOM

9' 1" x 5' 7" (2.77m x 1.70m)

OUTSIDE THE PROPERTY

OFFICE/GUEST ROOM

15' 9" x 10' 6" (4.80m x 3.20m)

GARAGE

12' 0" x 10' 6" (3.66m x 3.20m)

TOTAL SQUARE FOOTAGE

174.5 sq.m (1878 sq.ft) approx.

LANDSCAPED GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

De'Longhi free standing cooker, extractor, Samsung fridge/freezer, Zanussi dishwasher, garden shed, all carpets and blinds, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains water, electricity and sewers. Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

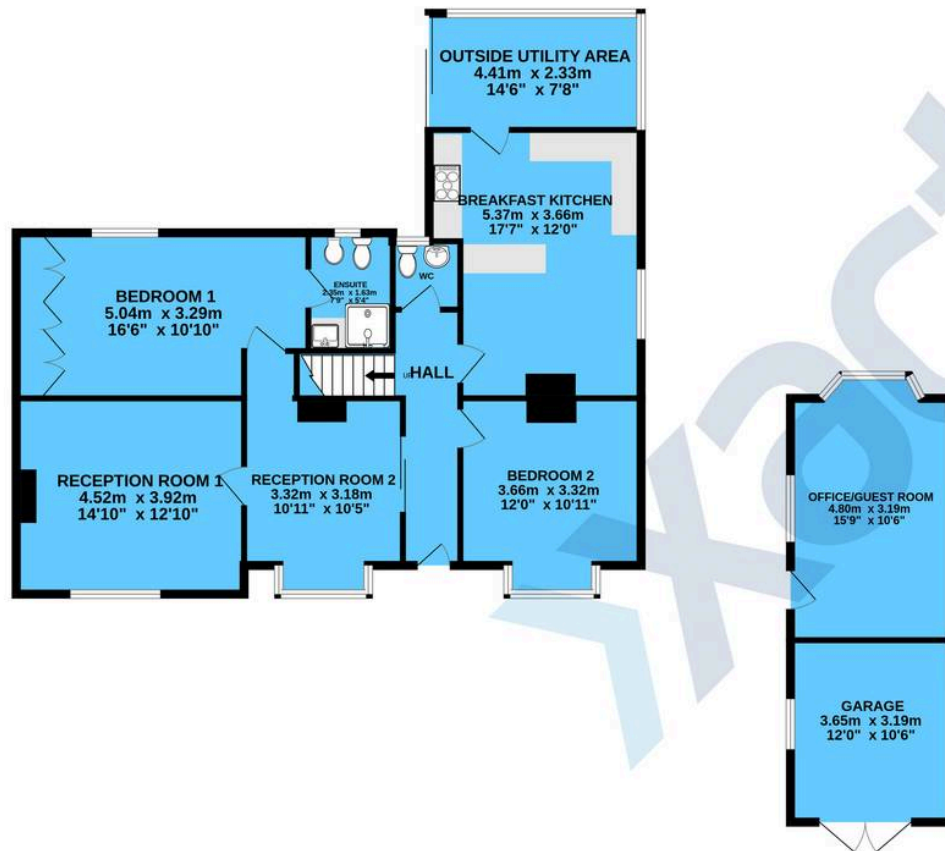
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 174.5 sq.m. (1878 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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