



Rowood Drive, Solihull

Guide Price £260,000





PROPERTY OVERVIEW

Presenting this three-bedroom mid terrace property, nestled in a peaceful cul-de-sac setting. Upon entry, one is greeted with a spacious entrance hallway boasting ample storage space and a convenient guest toilet. The property features a fitted kitchen with generous work surfaces, storage options, and room for a dining table, offering a perfect space for culinary pursuits. The sizeable living room at the rear overlooks the well-maintained garden, providing a serene backdrop and an abundance of natural light. Upstairs, the property offers generously sized bedrooms, two of which are large doubles fitted with wardrobes. All bedrooms are serviced via a family bathroom. Outside, the delightful rear garden features a patio seating area, perfect for relaxing or entertaining guests. Additionally, the property shares off-road parking, ensuring convenience for residents and visitors alike. This property epitomises comfort, functionality, and charm, making it a truly desirable home for prospective buyers seeking quality living spaces.



- Three Bedroom Mid-Terrace Property
- Set On A Quiet Cul-De-Sac
- Fitted Breakfast Kitchen
- Spacious Living Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Delightful Rear Garden
- Off Road Parking
- Abundance Of Natural Light Throughout



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

20' 9" x 10' 11" (6.32m x 3.33m)

BREAKFAST KITCHEN

11' 10" x 11' 9" (3.61m x 3.58m)

FIRST FLOOR

BEDROOM ONE

14' 11" x 10' 8" (4.55m x 3.25m)

BEDROOM TWO

11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m)

BATHROOM

10' 10" x 5' 7" (3.30m x 1.70m)



**TOTAL SQUARE FOOTAGE**

105.0 sq.m (1130 sq.ft) approx.

OUTSIDE THE PROPERTY**WELL MAINTAINED REAR GARDEN WITH PATIO AREA****OFF ROAD PARKING****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, garden shed, all carpets, curtains blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

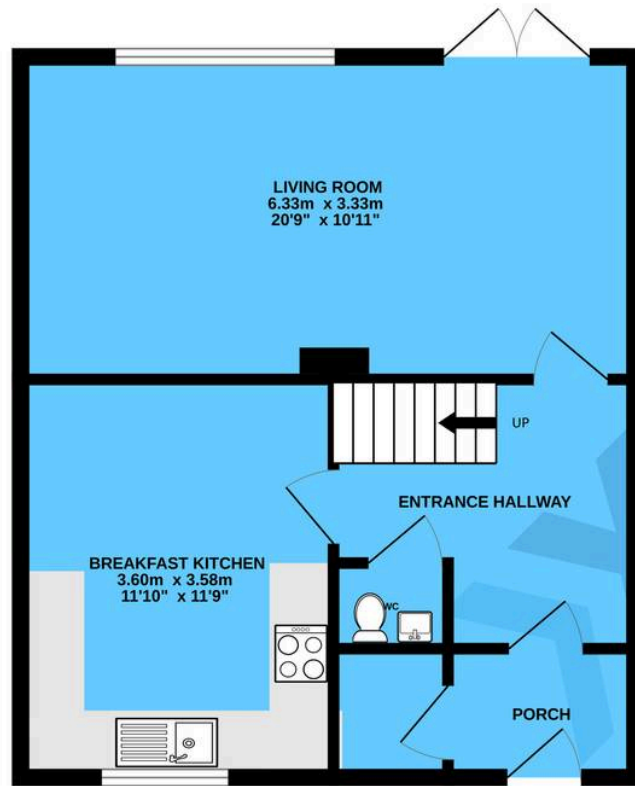
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

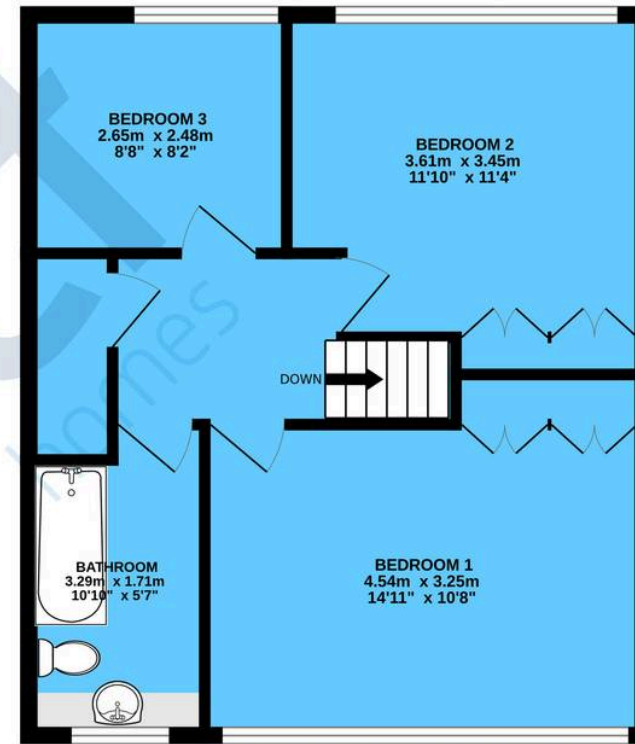
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 105.0 sq.m. (1130 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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