



# 87 Rowood Drive

Solihull, B92 9NN

Asking Price of £255,000





## *AN EXTENDED BEAUTIFULLY PRESENTED THREE BEDROOM RESIDENCE OCCUPYING A GREAT POSITION OVERLOOKING THE GREEN.*

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



An extended beautifully presented three bedroom residence occupying a great position overlooking the green. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises, entrance porch, entrance hall, dining room, breakfast kitchen, spacious lounge/diner, first floor landing, three bedrooms, family bathroom/wc, double width driveway, enclosed southerly aspect rear garden.





- Mid Terrace Residence
- Three Bedrooms & Family Bathroom
- Spacious Lounge/Diner
- Breakfast Kitchen & Dining Room
- Modern Boiler
- Double Width Driveway
- Overlooking the Green

**ENTRANCE PORCH**

**ENTRANCE HALL**

**WALK IN UNDERSTAIRS STORAGE CUPBOARD**

**DINING ROOM** 12' 9" x 7' 8" (3.89m x 2.34m)

**BREAKFAST KITCHEN** 18' 6" x 6' 9" max 6' 7" min (5.64m x 2.06m)

**LOUNGE/ DINER** 18' 0" x 14' 3" max 10' 6" min (5.49m x 4.34m)

**FIRST FLOOR LANDING** With airing cupboard, central heating boiler

**BEDROOM ONE** 13' 7" x 8' 7" (4.14m x 2.62m) Extensive fitted wardrobes

**BEDROOM TWO** 10' 8" x 9' 2" (3.25m x 2.79m)

**BEDROOM THREE** 9' 0" x 8' 8" (2.74m x 2.64m)

**FAMILY BATHROOM/ WC**

**DOUBLE WIDTH DRIVEWAY**

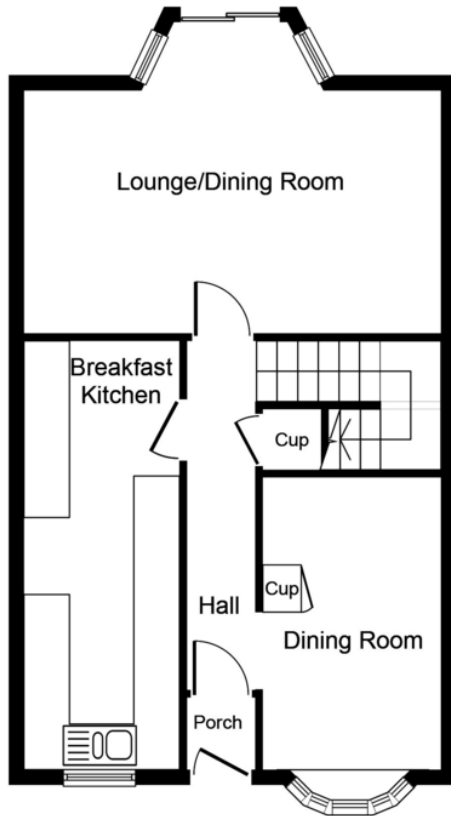
**ENCLOSED SOUTHERLY ASPECT REAR GARDEN**



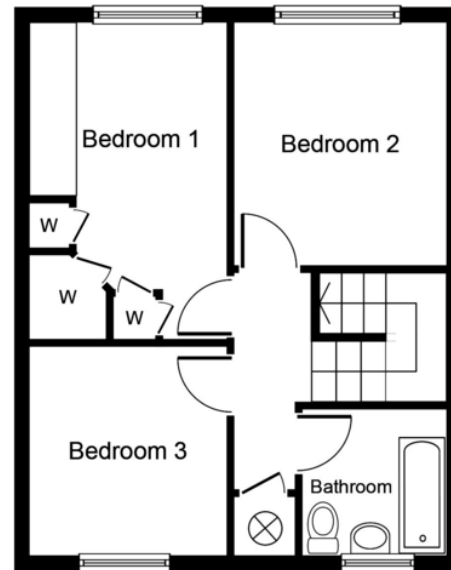
#### **TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





**Ground Floor**

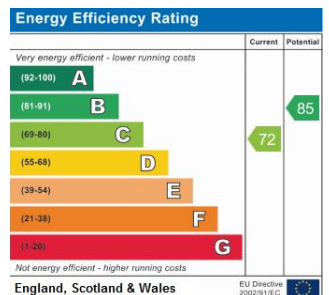


**First Floor**

**Approx. Gross Internal Floor Area 969 sq. ft. (90.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2019 | [www.houseviz.com](http://www.houseviz.com)



**IMPORTANT INFORMATION**

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.