



28 Rowlands Crescent, Solihull, B91 2JF

Offers Around £340,000

A Well Presented And Conveniently Situated Three Bedroom Semi Detached House With Driveway Parking Benefiting From Double Glazing, Gas Central Heating And No Upward Chain

- No Upward Chain
- Dining Room
- Double Glazing
- Study
- Gas Central Heating
- Three Bedrooms
- Guest Cloakroom
- Bathroom
- Lounge
- Delightful Rear Garden

Rowlands Crescent leads from Henley Crescent which in turn leads out on to Lode Lane along which regular bus services operate to the town centre of Solihull or in the opposite direction, via Hobs Moat Road, to the A45 Coventry Road at the Wheatsheaf.

There is easy access via nearby Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

There is a local convenience store at the junction of Henley Crescent and Lode Lane and a further crescent of shops in Hobs Moat Road together with a choice of restaurants and takeaway outlets. The town centre of Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

A most convenient location therefore for this traditional style semi-detached family home which has a delightful rear garden backing on to the Grand Union Canal. The property is set back from the road behind a lawned foregarden with flower bed and shrubbery display and graveled driveway affording multiple off road parking leading to the accommodation.

Open Porch Entrance

Tiled floor, UPVC door with obscure sealed unit double glazed pane to entrance hall.

Entrance Hall

Ceramic tiled flooring, central heating radiator, stairs to first floor with storage cupboard under, doors to lounge, kitchen, study and guest cloakroom.

Guest Cloakroom

Low level WC, wash hand basin, tiling to splashbacks, ceramic tiled flooring, obscure UPVC sealed unit double glazed window to front.

Study 16'2" x 6'11" (4.93m x 2.11m)



UPVC sealed unit double glazed window to front, wall light points, central heating radiator, mahogany parquet flooring.

Lounge 16'11" into bay x 10'11" (5.16m into bay x 3.33m)



UPVC sealed unit double glazed bay window to front, living flame effect gas fire with marble hearth and back and wooden surround, coving to ceiling, central heating radiator, laminate flooring.

Kitchen 15'11" x 10'1" (4.85m x 3.07m)



Range of light beech effect wall, drawer and base units with roll top laminate work surface, one and a half bowl stainless steel sink with drainer, gas cooker point, plumbing for washing machine, tiling to splashback areas, slate tiled flooring, electric radiator, Bosch gas fired central heating boiler, pantry cupboard, two UPVC sealed unit double glazed windows to rear, matching door with obscure pane to rear, hardwood glazed door to dining room.

Dining Room 10'6" x 9'11" (3.20m x 3.02m)

Aluminium double glazed sliding patio doors to rear, coving to ceiling, laminate flooring.

Landing

Obscure glazed window to side, access to loft space, doors to three bedrooms and bathroom.

Bedroom One 15'11" into bay x 10'10" into wardrobes (4.85m into bay x 3.30m into wardrobes)



UPVC sealed unit double glazed bay window to front, range of built in wardrobes with sliding doors, central heating radiator, coving to ceiling, laminate flooring.

Bedroom Two 11'4" x 10'0" (3.45m x 3.05m)



UPVC sealed unit double glazed window to rear, central heating radiator, coving to ceiling, laminate flooring.

Bedroom Three 8'1" x 7'0" (2.46m x 2.13m)

UPVC sealed unit double glazed window to front, built in cupboard over stair recess, central heating radiator, laminate flooring.

Bathroom 7'11" x 5'6" (2.41m x 1.68m)



Panelled bath with mixer taps and hose attachment, curved shower cubicle with mains shower, wash hand basin, tiling to full height, ladder style central heating radiator, obscure UPVC sealed unit double glazed window to rear.

Separate Toilet

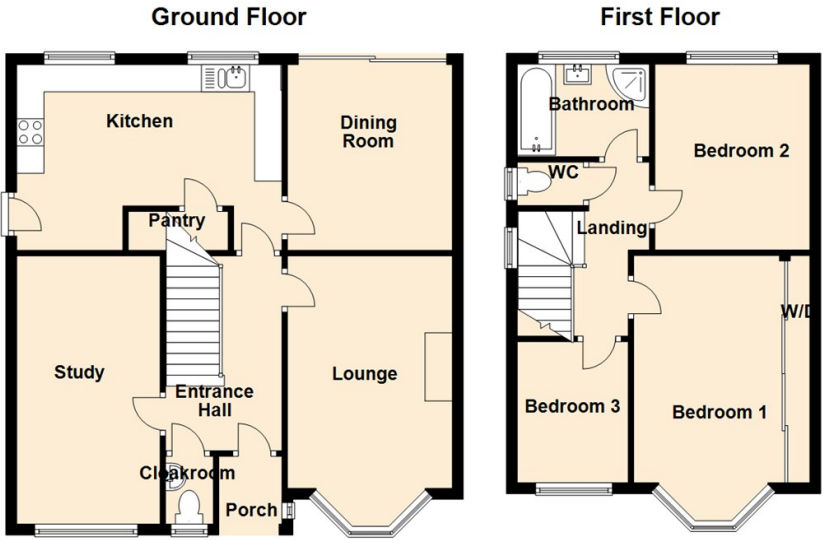
Obscure UPVC sealed unit double glazed window to side, low level WC.

Rear Garden



The delightful rear garden backs onto the Grand Union Canal and has a lush lawn, a variety of well stocked borders, winding pathway, patio and hedged boundaries.

Floor Plan



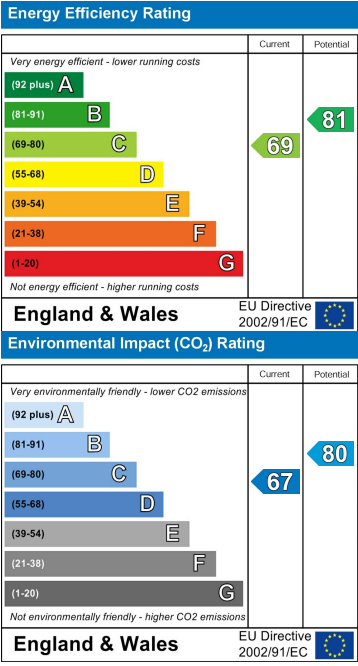
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the next set of traffic lights by Lode Heath School, turn left into Henley Crescent and first right into Rowlands Crescent where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.