



# Rowood Drive, Solihull

**Offers Over £360,000**

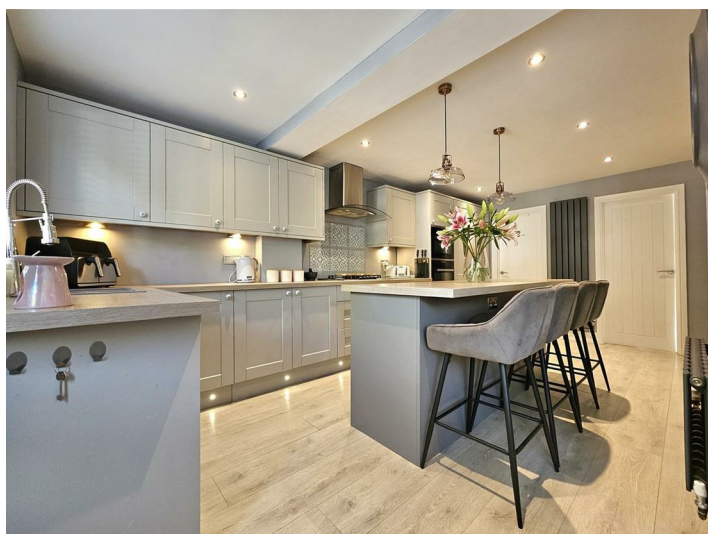
- END TERRACED
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY
- HUGE GARDEN STUDIO/SALON/GAMES ROOM
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY REFITTED
- GROUND FLOOR WC
- SOUTH FACING GARDEN
- CHAIN FREE

Rowood Drive leads directly from Lode Lane and Damson Lane. Regular bus services operate throughout the development as well as along Lode Lane to the town centre of Solihull.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. With junior schools within walking distance and within the lode heath catchment area.

An ideal location for this three double bedroomed end terraced property accessed via block paved driveway leading to the accommodation.

### **KITCHEN/BREAKFAST** **18'3" x 9'8" (5.580 x 2.962)**



A stunning Kitchen breakfast room that has been recently extended and refitted by the current owners. With open access through to the dining room and access into the WC, utility, living room and first floor. Fitted with a range of wall mounted and base units with worktop over. Having a range of quality integrated appliances including double electric oven and grill with 5 burner gas hob and electric extractor over, dishwasher, 1.5 bowl sink with mixer tap. Having a window to the front elevation, led spot lights and drop down feature lighting, kickboard mood lighting and stylish tower radiators.

### **DINING ROOM** **6'8" x 12'2" (2.054 x 3.711)**

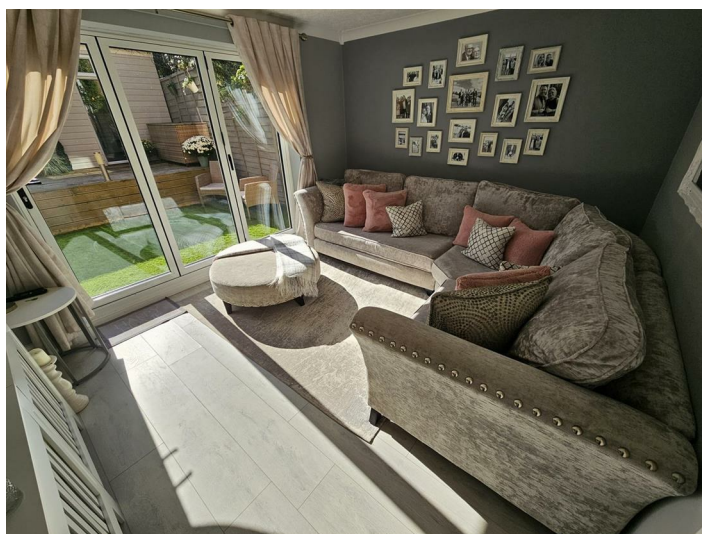


An open dining room with window to the front elevation and access into the under stairs storage. With drop down feature lighting and wall mounted tower radiator.

### **UTILITY** **10'5" x 5'10" (3.199 x 1.786)**

A well fitted utility currently housing the washing machine and tumble dryer and ample storage options. with a window to the rear elevation, ceiling light and wall mounted radiator.

### **LIVING ROOM** **11'10" x 10'6" (3.631 x 3.221)**



A bright living room with bi fold doors opening onto the rear garden with wall mounted radiator and ceiling light.

**BEDROOM ONE**  
**13'8" x 8'6" (4.178 x 2.599)**



A good sized double room with window to the rear elevation, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**9'3" x 10'8" (2.822 x 3.255)**



Another good sized double room with window to front elevation with wall mounted radiator and ceiling light.

**BEDROOM THREE**  
**9'0" x 8'6" (2.759 x 2.605)**

A smaller double room currently set up as a home office. With window to front elevation ceiling light and wall mounted radiator.

**BATHROOM**  
**9'1" x 5'5" (2.790 x 1.670)**



A bright bathroom with window to front elevation. Having a corner bath with electric shower over, wash basin and toilet with access into airing cupboard. With ceiling light and heated towel rail.

**OUTSIDE**



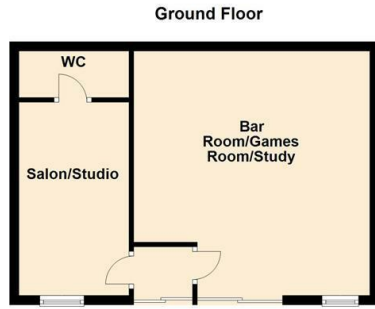
With a large block paved drive way allowing parking for numerous vehicles and side gate access into the rear garden. To the rear we have a landscaped garden with central artificial lawn and a large raised deck providing an excellent seating and entertaining space. With access into the garden studio and games room.

**STUDIO X2 ROOMS + TOILET**  
**16'7" x 17'0" + 13'8" x 7'7" (5.078 x 5.20 + 4.182 x 2.320)**

This is a top quality studio/games/hobby room. With glazed sliding door access into the inner lobby and access into the studio to the left and the large games room to the right. The whole building is insulated and plastered and offers power and lighting throughout. There is great potential here for running a business from home as the current owners do and the games room really is a great entertaining space with built in bar, good lighting, internet point for computer and windows over looking the garden. The studio is currently kitted out with hair dressing equipment and has access to a toilet and wash area to the rear.

## 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.



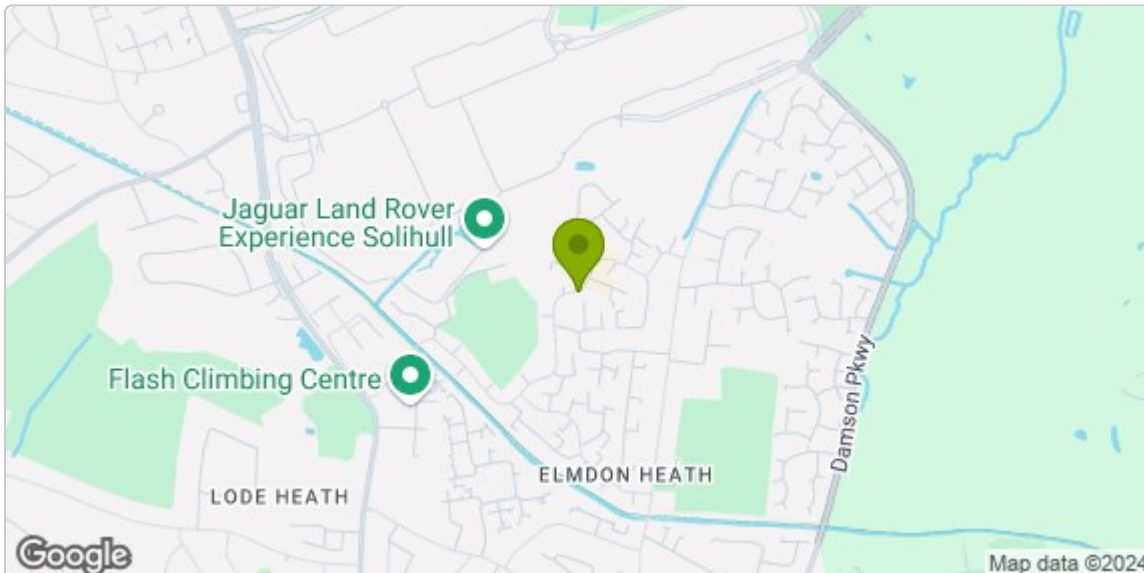
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
79 Rowood Drive Solihull  
Solihull B92 9NN

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk