

Rock Grove,



 2  2  1  D

£240,000

Rock Grove,

- Semi Detached
- Good Condition
- Gas Central Heating
- Spacious Garden
- 2 Bedrooms
- Double Glazed
- Off Street Parking
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled in the charming neighbourhood of Rock Grove, Solihull, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property retains a sense of character while providing modern living spaces. Spanning 713 square feet, the home features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests.

The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. The property also benefits from parking for one vehicle, adding to the convenience of daily life.

Situated in a good area, this home is surrounded by local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this semi-detached house in Rock Grove is a wonderful opportunity for those seeking a comfortable and inviting place to call home.

Reception Room

3.20m x 3.81m (10'6" x 12'6")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

Living Room

5.21m x 2.88m (17'1" x 9'5")

Double glazed door to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

3.69m x 1.70m (12'1" x 5'7")

Double glazed window to side, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, plumbing for white goods, wall mounted radiator

Bedroom 1

3.22m x 3.80m (10'7" x 12'6")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

2.71m x 3.78m (8'11" x 12'5")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

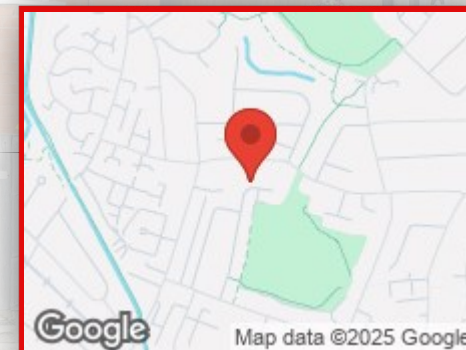
1.80m x 2.00m (5'11" x 6'7")

Privacy double glazed window to side, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, heated towel rail

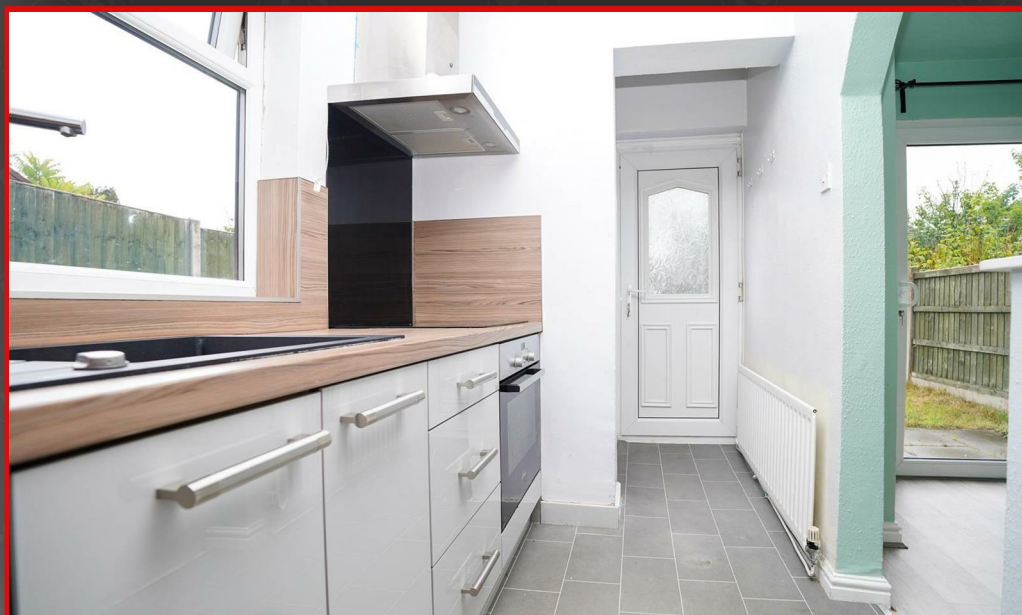
Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn

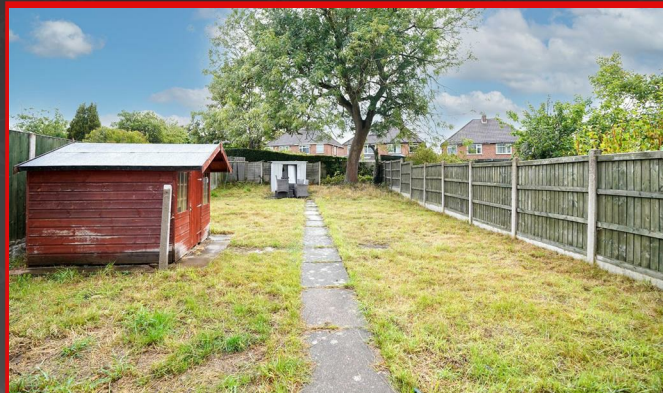
Directions



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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