



melvyn
Danes
ESTATE AGENTS

Rowood Drive
Solihull
Offers In Excess Of £355,000

Description

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 bedroomed semi detached property at the more desirable end of Rowood Drive.

The accommodation is well presented and bright throughout and has significant potential for extensions subject to planning permissions and currently comprises of entrance hall, living room with under stair storage and large bay window, through to dining room with allows access into conservatory via French doors, fitted kitchen with a range of integrated appliances allowing access into a ground floor WC, the utility/second kitchen through to garage/store area. To the first floor we have three bedrooms, the principle with en-suite shower room and walk through wardrobe area, family bathroom.



Accommodation

Entrance Hall

Living Room

17'4" x 9'4" (5.306 x 2.847)

Dining Room

7'5" x 8'6" (2.279 x 2.603)

Kitchen

10'9" max x 8'8" max (3.293 max x 2.663 max)

Utility/Second Kitchen

8'1" x 8'0" (2.477 x 2.446)

Conservatory

8'9" x 11'3" (2.669 x 3.443)

WC

Garage

9'1" x 8'0" (2.786 x 2.453)

Bedroom One

10'7" x 9'5" (3.242 x 2.877)

En-Suite

7'2" x 4'3" (2.194 x 1.298)

Bedroom Two

9'10" x 8'0" (3.015 x 2.443)

Bedroom Three

6'4" x 11'6" max (1.948 x 3.511 max)

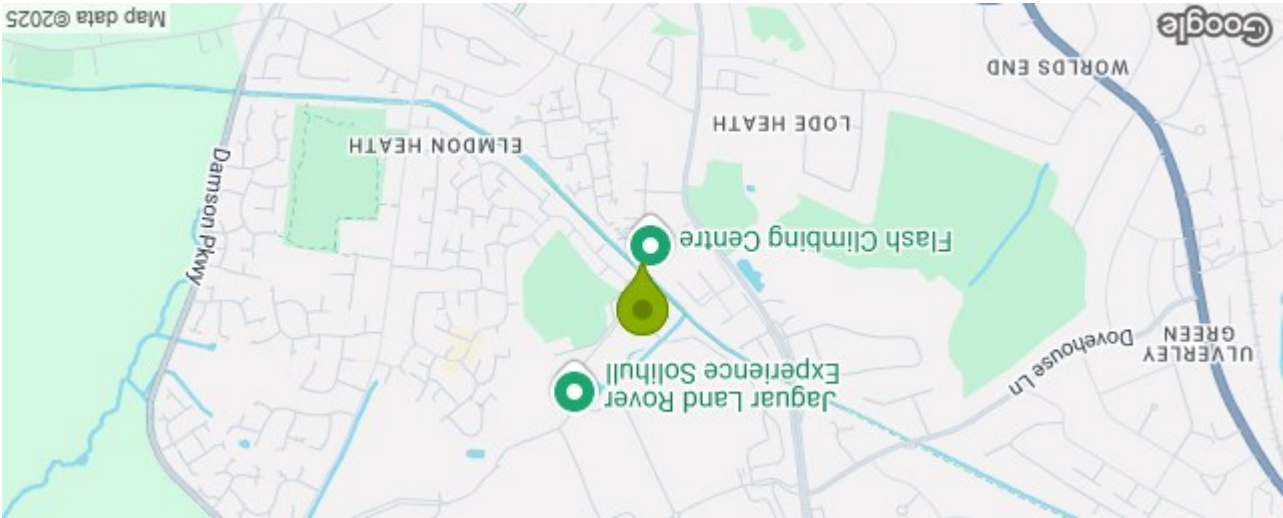
Family Bathroom

6'7" x 5'7" (2.019 x 1.707)

Rear And Side Gardens

Off Road Parking





319 Rowood Drive Solihull B91 2JY

Council Tax Band: D

Energy Efficiency Rating

Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	76
Potential	88

EU Directive 2002/91/EC

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

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 26/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

