



melvyn
Danes
ESTATE AGENTS

Rowood Drive
Solihull
Asking Price £175,000

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 two double bedoomed ground floor maisonette with off road parking and private rear garden available chain free.

The accommodation is well presented and available chain free and briefly comprises of, entrance porch/hall with cloaks storage, living/dining room with access into the inner hall and recently fitted kitchen that benefits from a range of integrated appliances and rear door access into the garden. Off the inner hall that has built in storage are two double bedrooms, family bathroom.

To the rear we have a private garden mainly laid to lawn with a patio area rear gate access and to the front there is a small fore garden and off road parking on a driveway.



Accommodation

Entrance Porch/Hall

Living/Dining Room

16'1" x 10'11" (4.906 x 3.329)

Fitted Kitchen

7'7" x 9'9" (2.313 x 2.976)

Inner Hall

Bedroom One

13'0" x 7'7" (3.984 x 2.335)

Bedroom Two

13'0" x 7'7" (3.987 x 2.335)

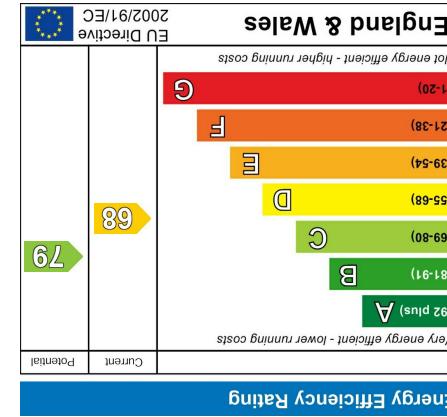
Bathroom

5'2" x 9'9" (1.583 x 2.982)

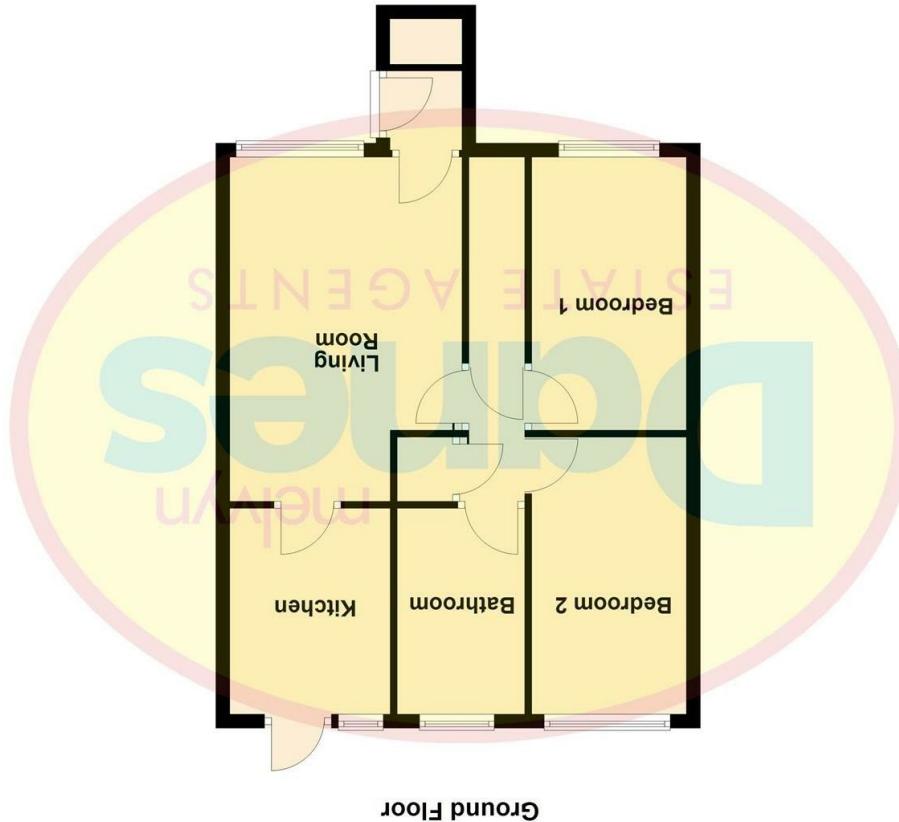
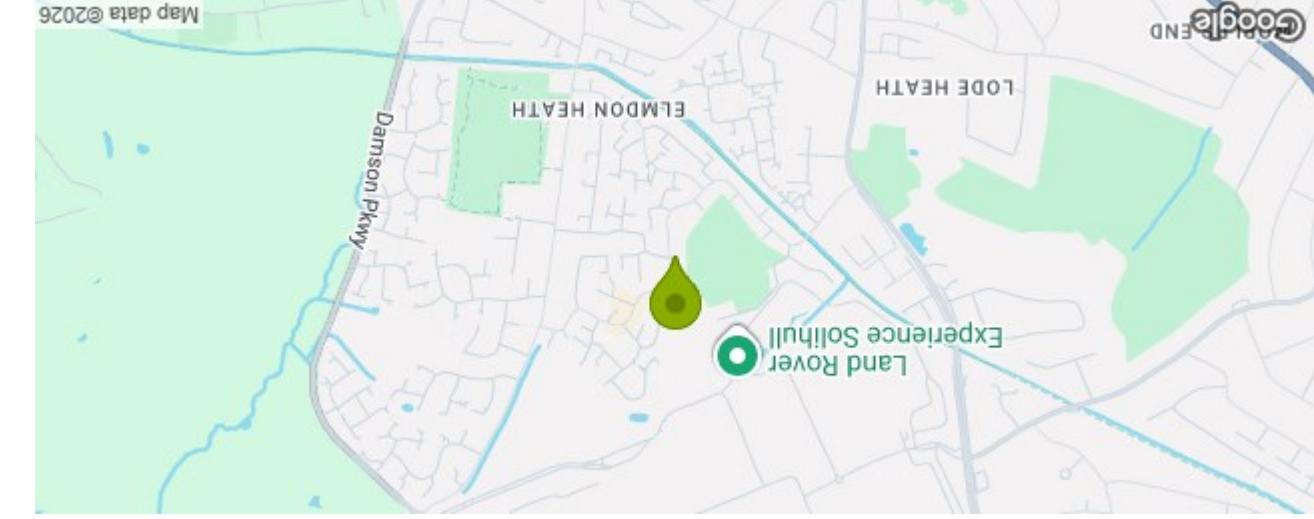
Private Rear Gardens

Off Road Parking





148 Rowood Drive Solihull West Midlands B92 9LJ



MONKEY 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 purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional 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 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.

PROSPECTIVE PURCHASER should obtain a copy of all legal and factual matters and information from their Solicitor. Prospective Purchaser should obtain a copy of all legal and factual representations of fact or form part of any contract. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the equipment, fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.org.uk on 3/10/2025). Please note that actual services available may be different depending on the particular circumstances.

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

BROADBAND: We understand that the standard broadband download speed at the property is around 18 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.org.uk on 3/10/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is leasehold with 98 years remaining.