



melvyn
Danes
ESTATE AGENTS

Rowood Drive

Solihull

Asking Price £110,000

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 bedroomed ground floor maisonette which is in need of a full scheme of works and has a low lease of 39 years and comprises of, entrance lobby, living room, kitchen, two double bedrooms and the family bathroom. The property benefits from a good sized private rear garden and has great potential to add value.



Accommodation

Entrance Lobby

Living Room

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

Kitchen

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

Bedroom One

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

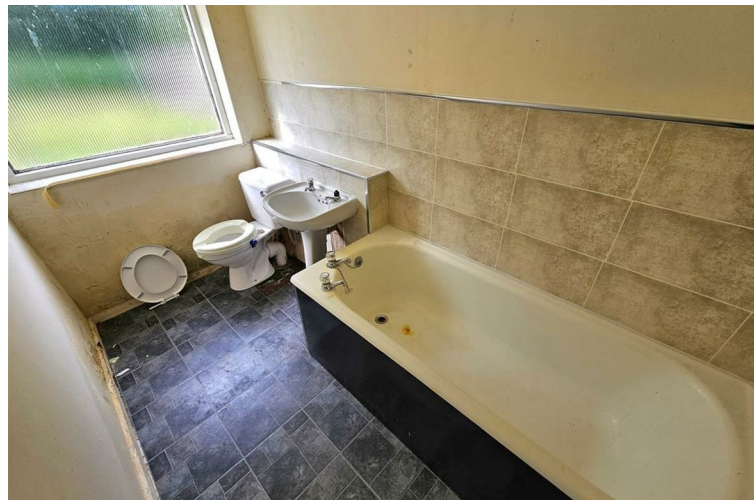
Bedroom Two

13'0" x 7'3" (3.987 x 2.235)

Bathroom Room

5'2" x 9'8" (1.583 x 2.952)

Private Rear Garden



TENURE: We are advised that the property is Leasehold with 39 years remaining.

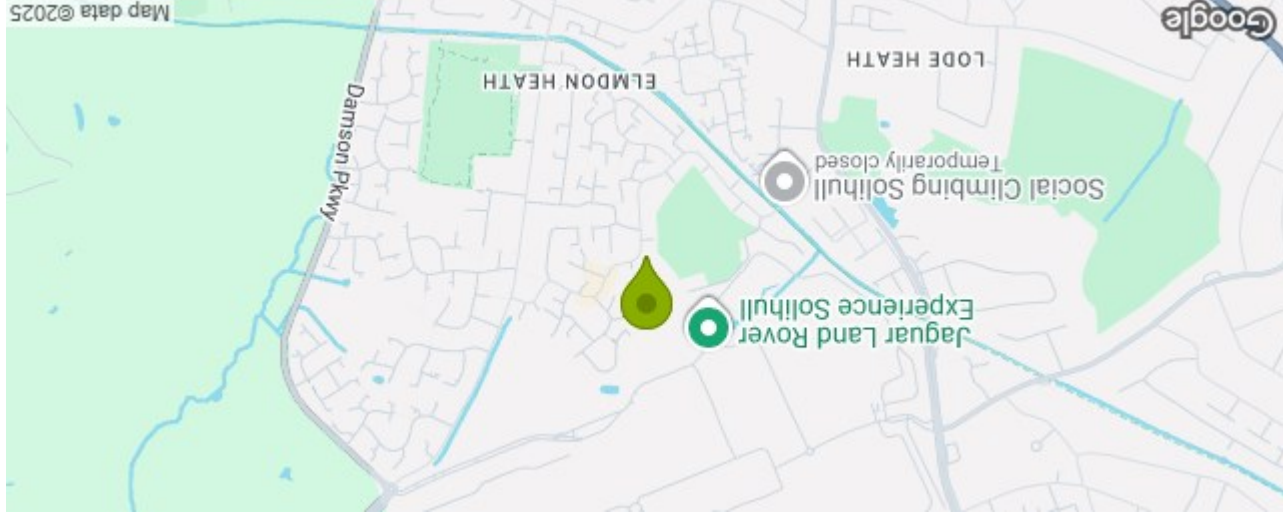
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/09/2025. 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 15/09/2025). 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.

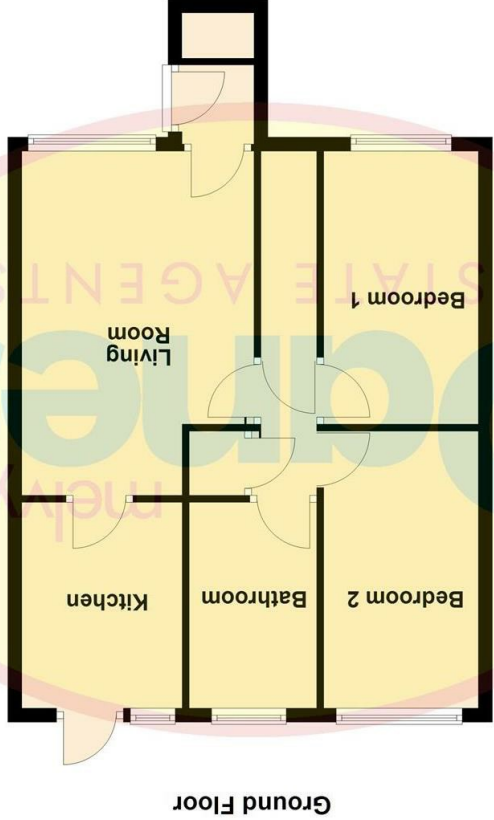
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs
EU Directive 2002/91/EC	

Energy Efficiency Rating	Band	Score
A	(92 plus)	60
B	(81-91)	43
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	

152 Rowood Drive Solihull Solihull B92 9LJ
Council Tax Band: B



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.