

Rowood Drive

Solihull

Asking Price £375,000

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 link detached property that has been refreshed by the current owners and benefits from rear extensions.

The accommodation is approached via off road parking with a fore garden that leads to the side door entrance and the garage door. Upon entering you are greeted with a welcoming reception hall that allows access into the ground floor WC/Cloak room, fitted kitchen with a range of integrated appliances and ample space for a dining table and chairs. Off the hall is the generous living room with feature fire place and open arch into the extended dining room that benefits from sliding doors onto the rear garden and further access into the conservatory. The conservatory has sliding doors onto the rear garden and further access into the single garage.

To the first floor we have three bedrooms. The principle room is great sized double with a bank of fitted wardrobes and views over the garden. The second bedroom is another double again with good built in storage and complemented by the third bedroom which is a generous single with closet storage. Off the landing is the family shower room. a well fitted room with large walk in shower, toilet, wash basin and vanity storage.

To the rear we have a private garden mainly laid to lawn with a good patio and mature planted boarders and bordered with panelled fencing and the benefit of a garden shed.

The property also benefits from owner Solar Panels which create significantly reduced electricity costs. Those benefits would be passed onto the new owners.













Accommodation

Entrance Hall

Cloak Room/WC

Kitchen/Breakfast Room
15'7" x 8'7" (4.764 x 2.634)

Living Room
15'0" x 13'6" (4.591 x 4.135)

Dining Room
15'1" x 7'6" (4.606 x 2.296)

Conservatory
8'7" x 9'1" (2.635 x 2.785)

Single Garage
18'7" x 9'2" (5.675 x 2.817)

Bedroom One
15'2" max x 9'3" (4.632 max x 2.835)

Bedroom Two
12'9" max x 8'9" (3.889 max x 2.691)

Bedroom Three
6'0" x 6'10" (1.848 x 2.088)

Shower Room
8'9" x 7'0" (2.691 x 2.147)

Private Rear Gardens

Off Road parking













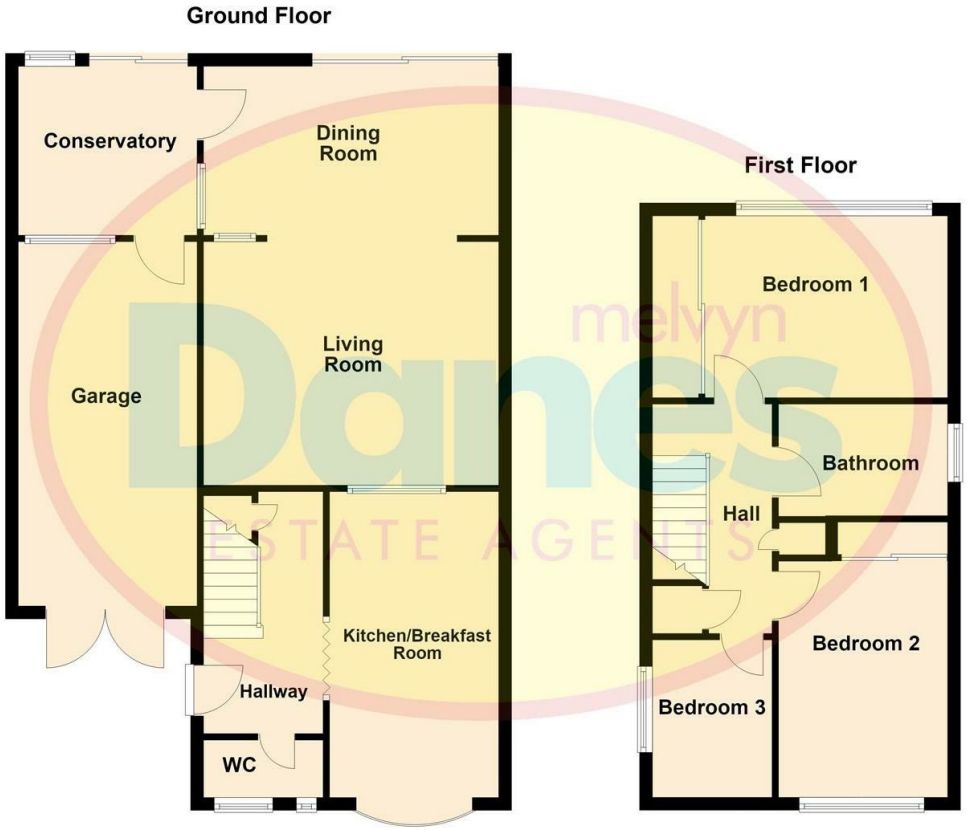
TENURE: We are advised that the property is Freehold

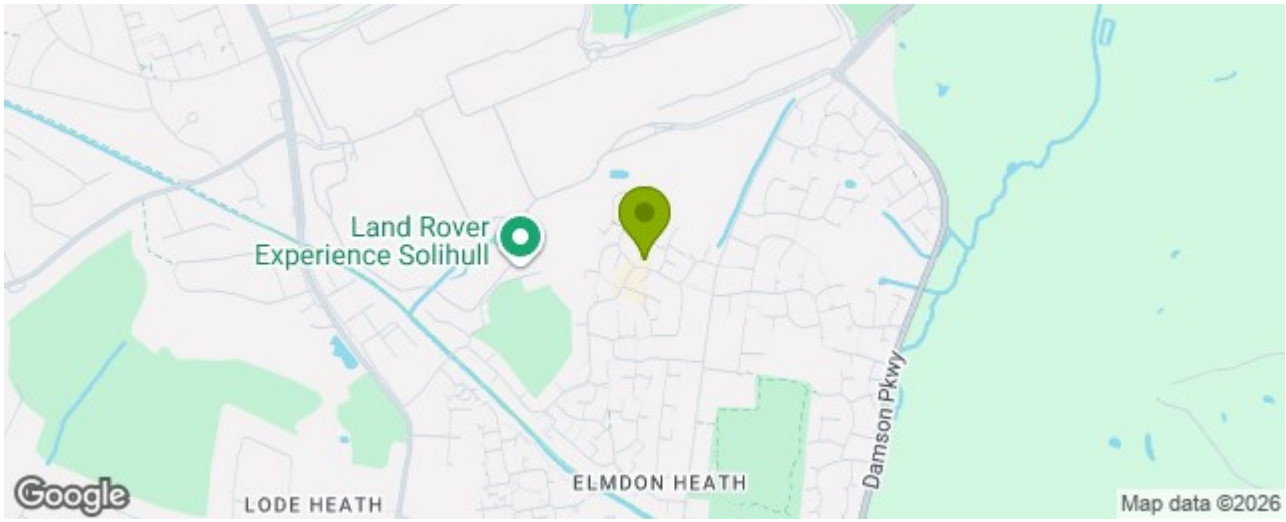
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 14/9/2025 we understand that the standard broadband download speed at the property is around 600 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

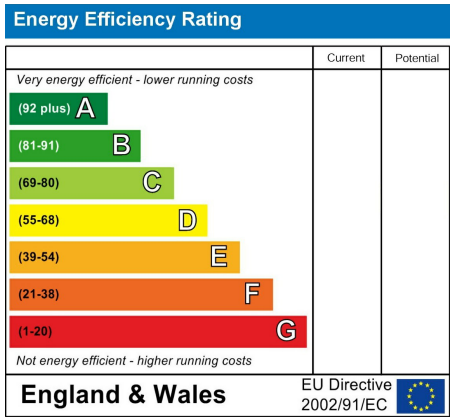
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





62 Rowood Drive Solihull Solihull B92 9NG
Council Tax Band: D



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.