



H&S

**Horton
& Storey**

ROWOOD DRIVE, SOLIHULL,
OFFERS IN REGION OF £240,000



H&S



LOCAL AREA

Situated in a very popular area near to primary & secondary schools, local shops and walking distance to bus stops. The Motorway links are a short drive, along with Birmingham International Airport and Birmingham International Train Station.

APPROACH

Via a path leading to the front door.

GROUND FLOOR

HALLWAY

Doors leading to the guest WC, the lounge/diner and kitchen/breakfast room. There are stairs leading to the first floor landing and a central heating radiator.

GUEST WC

Comprising of a low level WC, wash hand basin and tiling to splash prone areas.

KITCHEN/BREAKFAST ROOM 11' 9" x 14' 7"
(3.59m x 4.47m)

A large family kitchen benefiting from roll top work surfaces, a breakfast bar, a large double glazed window to the front elevation, inset sink with drainer and space for a freestanding cooker with extractor



over. There is plumbing for a washing machine, a central heating radiator and an under the stairs cupboard.

LOUNGE/DINER 11' 2" x 20' 9" (3.41m x 6.34m)

A very large, bright lounge, with sliding patio doors leading onto the decking, a double glazed window and central heating radiator.

FIRST FLOOR

LANDING

Doors leading to first floor rooms, storage cupboard and loft access with a pull down ladder.



MASTER BEDROOM 10' 8" x 14' 9" (3.26m x 4.52m)

A spacious double bedroom with a large double glazed window to the front elevation, central heating radiators and a range of fitted wardrobes.

BEDROOM TWO 11' 4" x 11' 10" (3.47m x 3.61m)

Another double bedroom with a large double glazed window to the rear elevation overlooking the rear garden, central heating radiator, and a built in wardrobe.

BEDROOM THREE 8' 2" x 8' 6" (2.49m x 2.61m)

Larger than average third bedroom with a double glazed window to the rear elevation and a central heating radiator.



FAMILY BATHROOM

The suite comprises of a panelled bath with shower over, wc, sink, an obscure double glazed window to the front elevation, radiator and tiling to splash prone areas.

OUTSIDE

REAR GARDEN

Having been landscaped in the past this private rear garden is not overlooked from the back. It benefits from a decked area leading to a well maintained lawn, with a path to the side of the garden leading to a rear back gate.

GARAGE

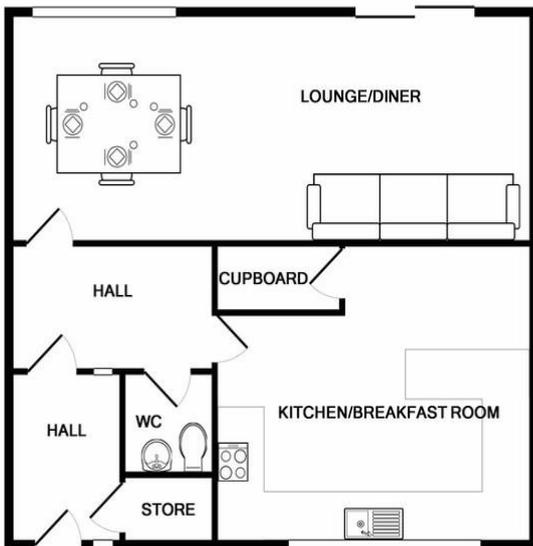
In seperate block



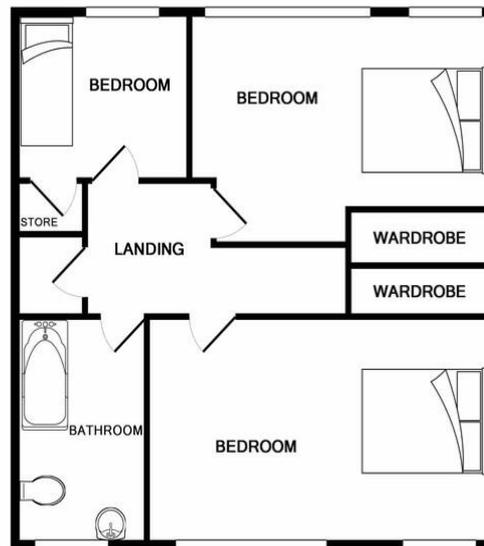


THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.