



smarthomes

Rowlands Crescent

Solihull, West Midlands , B91 2JF

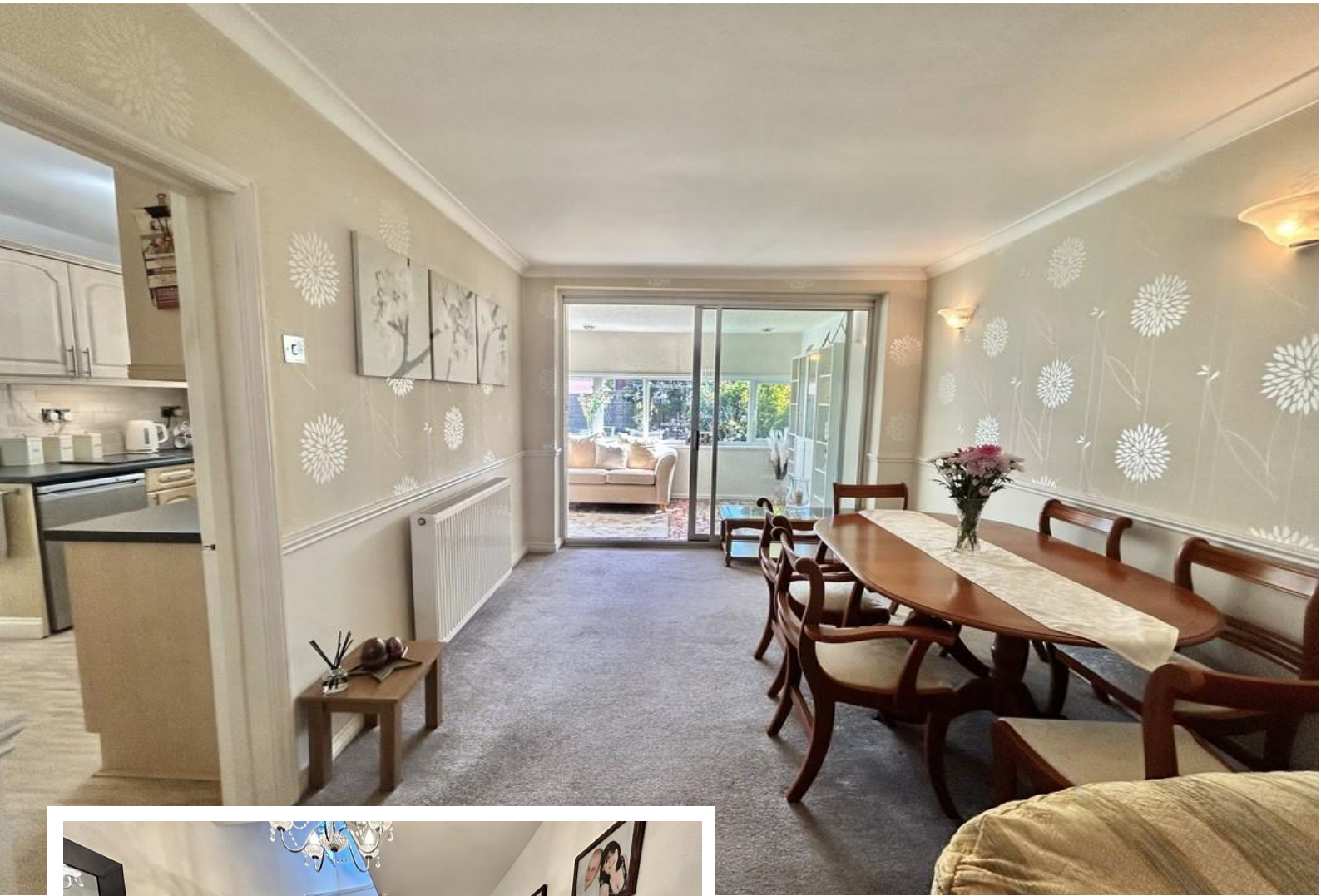
- A Very Well Presented & Extended Semi Detached
- Three Double Bedrooms
- Through Lounger/Diner
- Extended Utility & Guest WC

Offers Over £350,000

EPC Rating 58

Current Council Tax Band -D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking extending to sliding double glazed door leading into

Enclosed Porch

With wall mounted carriage light and door leading through to



Spacious Entrance Hallway

With ceiling light point, central heating radiator, decorative dado rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Through Lounge/Diner

10' 9" x 27' 4" (into bay) (3.28m x 8.33m) With double glazed bay window to front elevation, central heating radiator, four wall light points, decorative dado rail, feature fire surround with Living Flame coal effect gas fire, double glazed patio doors to extended sun room and door to



Extended Sun Room to Rear

17' 2" x 8' 10" (5.23m x 2.69m) With double glazed window to rear and double glazed patio doors to rear sun terrace, central heating radiator, wall light point and inset ceiling down lighters

Re-Fitted Kitchen

11' 6" x 7' 10" (3.51m x 2.39m) Being fitted with a range wall and base units with complementary work surfaces incorporating one and half bowl inset sink and drainer with mixer tap, tiling to splashback areas, integrated dishwasher, Belling freestanding range cooker with seven burners, two ovens and grill., ceiling lights, feature arch to sun room and double glazed door leading to



Extended Utility Room

11' 6" x 5' 5" (3.51m x 1.65m) With ceramic tiling to floor, double glazed door and window to rear garden, wall mounted Ferroli central heating boiler, plumbing for washing machine, central heating radiator and courtesy door to garage

Guest WC

With low flush WC, vanity wash hand basin and double glazed window to rear

Accommodation On The First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch providing access to partly boarded loft space and doors leading off to

Master Bedroom to Front

15' 6" x 11' 0" (4.72m x 3.35m) With double glazed bay window to front elevation, central heating radiator, four arm ceiling fan with three lights and a comprehensive range of fitted wardrobes and furniture





Bedroom Two to Rear

11' 10" x 9' 11" (3.61m x 3.02m) With double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobes with mirror fronted doors

Bedroom Three to Front

6' 11" x 9' 10" (into wardrobe) (2.11m x 3m) With double glazed window to front elevation, central heating radiator, ceiling light point and fitted wardrobe

Re-Fitted Family Bathroom

Being fitted with a four piece white suite comprising; panelled bath with shower fitment, low flush WC, pedestal wash hand basin with mixer tap and separate fully shower enclosure with shower, tiling to walls, obscure double glazed window to rear, chrome effect heated towel and wall mounted Vent-Axia extractor.

Rear Garden

Being mainly laid to lawn with paved patio area, additional centre patio area, timber built potting shed, green house, fencing to boundaries, variety of well stocked shrubs and raised ornamental fish pond with waterfall.

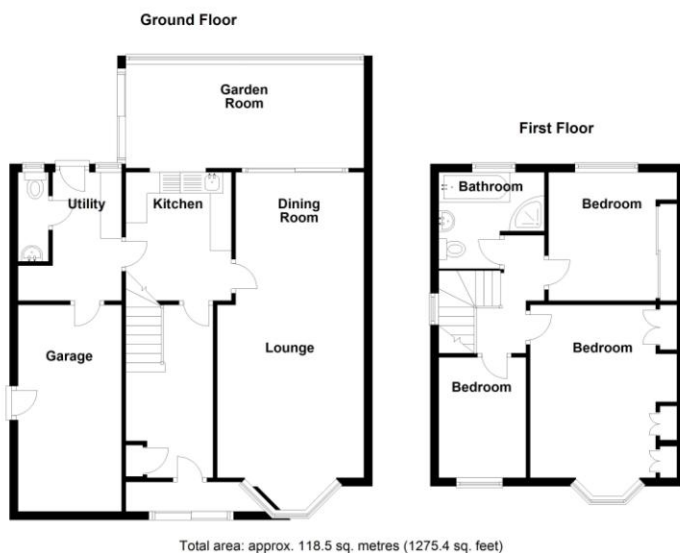


Garage

16' 3" x 7' 3" (4.95m x 2.21m) With double opening timber doors and ceiling strip lights.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7B
(55-68)	D	5B	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.