



smarthomes

Rowlands Crescent

Solihull

- A Three Bedroom Semi Detached Property
- Through Lounge Diner
- Breakfast Kitchen
- Spacious Utility
- Wet Room & Separate WC
- No Upward Chain

Offers Over £340,000

Current EPC Rating 64 (D)
Current Council Tax Band D





Property Description

Offered for sale with no upward chain a semi-detached property offering three bedrooms, breakfast kitchen, through lounge diner, utility, wet room and separate WC, mature rear garden and garage

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.



Rooms & Measurements

Entrance Hall

Breakfast Kitchen to Rear - 2.44m x 3.38m (8'0" x 11'1")

Through Lounge Diner - 3.05m x 8.33m (10'0" x 27'4" (into bay)

Spacious Utility Room to Rear - 2.77m x 3.56m (9'1" x 11'8")

Garage - 2.26m x 4.98m (7'5" x 16'4")

Bedroom One to Front - 2.67m x 4.78m (8'9" (up to wardrobe) x 15'8" (into bay)

Bedroom Two to Rear - 3.05m x 3.43m (10'0" x 11'3")

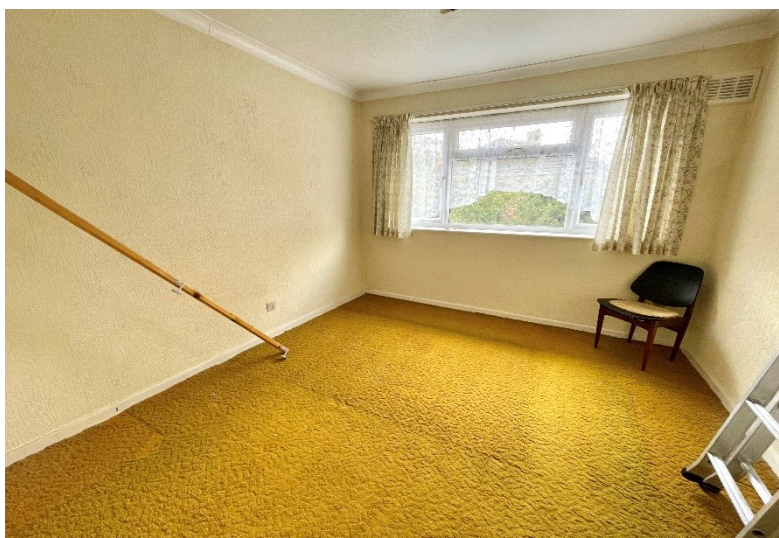
Bedroom Three to Front - 2.06m x 2.9m (6'9" x 9'6")

Wet Room to Rear - 2.36m x 1.65m (7'9" x 5'5")

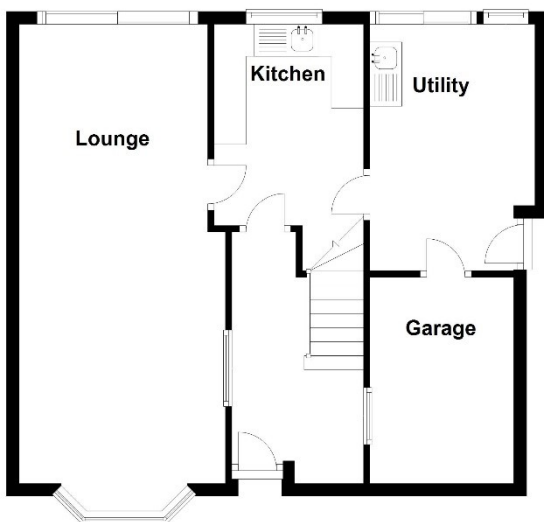
Separate WC

Tenure

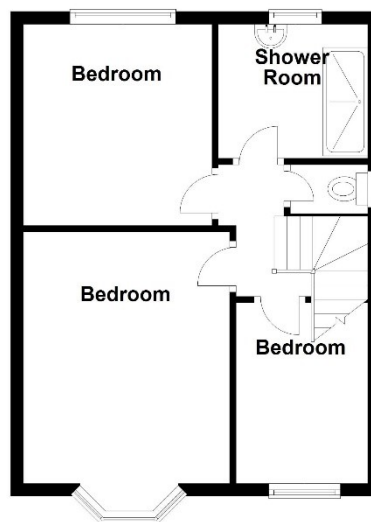
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor



First Floor



Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

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Shirley
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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 are 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.