



£400,000 Offers In Excess Of

Rowlands Crescent, Solihull

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Sought After Location
- Garage
- Pleasant Rear Garden
- Very Well Presented
- Two Reception Rooms
- Off Road Parking
- Extended
- 3 Bedrooms
- Traditional Semi Detached
- Viewings Recommended

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location of Rowlands Crescent, B91. Viewing highly recommended!

## Main Particulars

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### PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

### Full Details:

This beautifully decorated family home offers the potential for further extension (subject to planning permission) over the garage, enhancing its already spacious accommodation.

Conveniently located within walking distance of Lode Heath School and Jaguar Land Rover, the property boasts a welcoming reception hallway with under stairs storage cupboard upon entry via the porch.

The bright lounge features a walk-in bay window and a charming fireplace, with double doors leading to the extended dining room. A light-filled sunroom, added to the dining room, provides lovely views of the rear garden.

The ground floor also includes an extended breakfast kitchen with contrasting color wall and base units, a breakfast bar, and integrated appliances.

Upstairs, two double bedrooms, one with fitted wardrobes and a feature inset arch, alongside a third single bedroom, offer versatile living options. #

A large family bathroom with a 'P' shaped bath and shower over, wash hand basin, and WC completes the first floor.

Outside, ample driveway parking, a small fore garden, and a single garage provide convenience, while the private rear garden boasts a patio area and lawn, perfect for outdoor dining. Additionally, a gravel seating area with a pergola and bar area adds a touch of luxury, ideal for entertaining during warmer months.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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