Bartleys
Estate Agents









154 Rowood Drive, Solihull B92 9LJ

Price Guide £165,000

- Ideal First Time Purchase or Buy to Let Investment
- Two Double Bedrooms
- Gas Central Heating
- First Floor Maisonette
- No Chain
- Energy Efficiency Rating - D

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154 Rowood Drive, Solihull B92 9LJ

A superb opportunity to acquire a modern two bedroom first floor maisonette in a popular location that would make an ideal first time purchase or buy to let investment. The property offers well proportioned accommodation that benefits from gas central heating & double glazing briefly comprises, entrance hall, lounge, kitchen, two double bedrooms, bathroom. No Chain

APPROACH
Via a paved pathway and lawned fore garden leading to a covered entrance with front door to:-

ENTRANCE HALL
Stairs rising to first floor landing, doors radiating off to lounge, bathroom, bedroom one and bedroom two.

LOUNGE
16' 1" (4.9M) X 10' 10" (3.3M)
Single panel radiator, two ceiling light points, UPVC double glazed window to the front aspect and door to:-

KITCHEN
10' 6" (3.2M) X 7' 7" (2.3M)
Fitted with a range of modern wall and base units with coordinating roll top worksurfaces, tiling to splash prone areas, integrated four ring gas hob with oven beneath and with extractor fan/hood above, space and plumbing for a washing machine, ceiling light point, single panel radiator, Intergas combi boiler, UPVC double glazed window to the rear aspect.







BEDROOM ONE (FRONT)
13' 5" (4.1M) X 7' 3" (2.2M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)
12' 10" (3.9M) X 8' 2" (2.5M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BATHROOM
Three-piece suite comprising low level flash WC, pedestal hand wash basin, panel bath with thermostatic shower unit over, ceramic tiling to splash prone areas, single panel radiator, obscure UPVC double glazed window to the rear aspect.

OUTSIDE
Meter cupboard

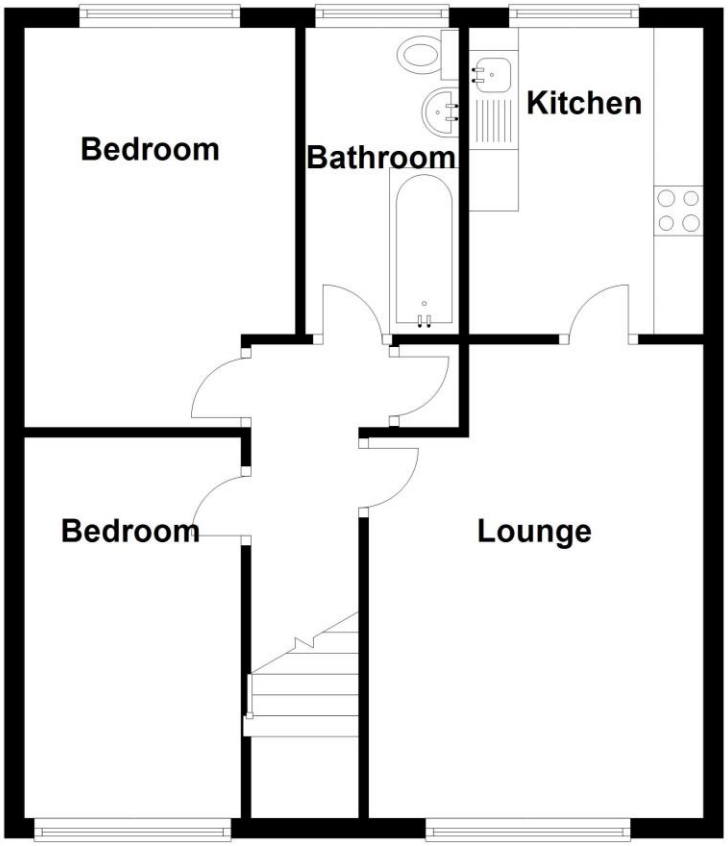
TENURE
We have been advised that the property is Leasehold with 133 years left unexpired. This is subject to solicitor verification.





First Floor

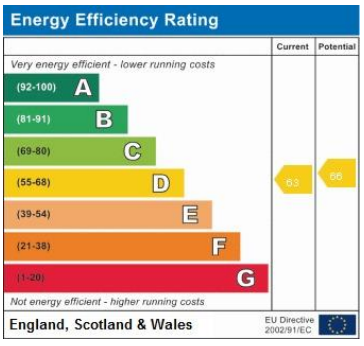
Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

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