



25 Rowlands Crescent, Solihull B91 2JF

Price Guide **£499,950**

- Substantially Extended
- Four Double Bedrooms
- Magnificent Breakfast Kitchen
- Mature South Facing Garden
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

25 Rowlands Crescent, Solihull B91 2JF

25 Rowlands Crescent is a substantially enlarged and highly desirable four bedroom residence that offers deceptively spacious accommodation within a stone's throw of local shops, amenities and excellent transport network. The property is beautifully presented throughout and briefly consists of a spacious hallway, cloakroom/WC, dining room, extended breakfast kitchen / family room with utility, four double bedrooms, ensuite and luxurious family bathroom, integral garage and a superb South-facing established rear garden. No Chain.

APPROACH

Via a large block paved driveway enabling off-road parking for several vehicles leading to an enclosed UPVC double glazed storm porch entrance to:-

ENTRANCE HALL

Ceramic tiled flooring, double panel radiator, ceiling light point, single panel radiator, glazed doors to dining room, family room /kitchen, cloakroom/WC, stairs arising to first floor landing.

DINING ROOM

10' 10" (3.3M) X 6' 7" (2M)

Ornamental fireplace with coal-effect gas fire with marble hearth and surround, double panel radiator, ceiling light point, two wall light points, UPVC double glazed bay window to the front aspect.

CLOAKROOM / WC

Hand wash basin with vanity unit, low-level flush WC, chrome towel radiator, ceramic tiling TO floors and walls, ceiling spotlights, extractor fan.

OPEN PLAN FAMILY ROOM / KITCHEN

27' 7" (8.4M) MAX X 15' 1" (4.6M)

A range Shaker-style wall and base units with granite work surfaces and large breakfast island with matching granite worktops, stainless steel inset sink with boiling hot water tap and mixer tap over, a selection of integrated appliances that include Neff dishwasher, microwave oven and conventional oven, Neff wine cooler, automatic interior lighting, space for an American-style fridge freezer, pop-up plugs, ceramic tiled flooring and splashback areas, double panel radiator, composite bifold doors lead out to patio and wrap around extension leads to a wonderful entertaining area & feature drinks bar with optics, leading through to the family room.

FAMILY ROOM

13' 1" (4M) X 9' 6" (2.9M)

Double panel radiator, ceiling light point, the family room leads through to the magnificent open plan kitchen.

UTILITY AREA

10' 6" (3.2M) X 5' 11" (1.8M)

A well-appointed utility room comprehensively fitted with matching Shaker-style units and granite work surfaces, inset stainless steel sink unit, ceramic tiling to splash prone areas, ceramic tiled floor, integrated Neff washing machine, ceiling spotlights, double door to Garage, cupboard concealing Worcester Combi boiler.



FIRST FLOOR LANDING

Sun tunnel, doors radiating off to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

MASTER BEDROOM ONE (FRONT)

17' 1" (5.2M) X 8' 6" (2.6M)

Double panel radiator, two ceiling light points UPVC double glazed window to the front aspect and door to:-

ENSUITE

7' 10" (2.4M) X 6' 7" (2M)

A beautifully appointed ensuite comprises oversize hand wash basin with vanity unit, low-level flush WC, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floors, extractor fan, chrome towel radiator, ceiling spotlights, obscure UPVC double glazed window to the front aspect.

BEDROOM TWO (FRONT)

15' 9" (4.8M) X 9' 6" (2.9M) INCLUDING WARDROBES

Fitted mirror wardrobes, double panel radiator, ceiling light point, recessed spotlights, UPVC double glazed bay window to the front aspect.

BEDROOM THREE (REAR)

11' 6" (3.5M) X 9' 10" (3M)

Fitted mirror wardrobes, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect .

BEDROOM NUMBER FOUR (FRONT)

9' 10" (3M) X 6' 11" (2.1M)

Single panel radiator, ceiling light point, built-in storage cupboard, UPVC double glazed window to the front aspect.

FAMILY BATHROOM (REAR)

A beautifully appointed luxury bathroom comprising low level flush WC, hand wash basin with vanity cupboard, panel bath with thermostatic shower unit over, complementary mosaic and ceramic tiling to walls and floor, ceiling spotlights, chrome towel, radiator, obscure UPVC double glazed window to the rear aspect.

REAR GARDEN

A stunning south facing generously sized rear garden is mainly laid to lawn interspersed with shrubs and mature hedge rows and a fabulous full width slate patio, a pathway that leads towards a large summer house at the rear of the garden. There is outside lighting and power outlets.

GARAGE

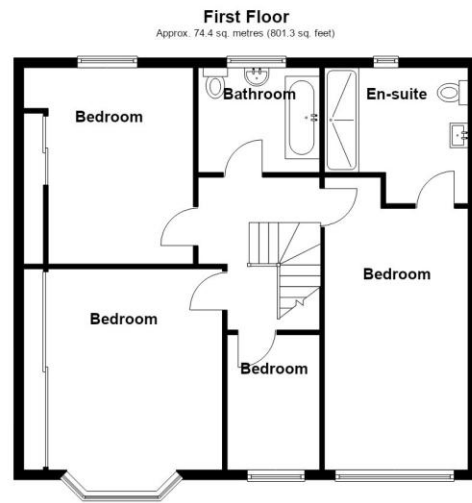
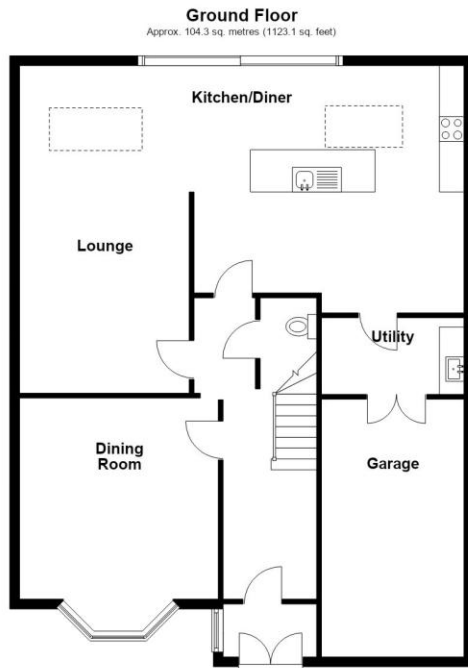
18' 1" (5.5M) X 12' 2" (3.7M)

Electric roller door, power and lighting.

TENURE

We have been advised that the property is Freehold. This is subject to verification by our Solicitor.





Total area: approx. 178.8 sq. metres (1924.4 sq. feet)



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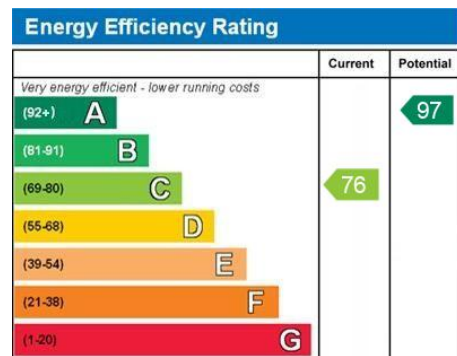
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