

**AP MORGAN**



**Rowan Drive, Birmingham, West Midlands**  
Offers Over £400,000



### Features:

- Superb Location
- Fantastic Four Bedroom Family Home
- Fitted Kitchen with Appliances
- Master with En-Suite Shower Room
- Large Living Room
- Landscaped Rear Garden
- Good-Sized Garage
- Spacious Driveway

### Description:

Situated in a quiet and highly desirable location is this beautifully presented four-bedroom detached home. Offering spacious and versatile accommodation throughout, the property is ideal for families seeking a home ready to move straight into, in great school catchment area.

The property is set back from the road behind a private driveway providing ample off-road parking and access to the garage.

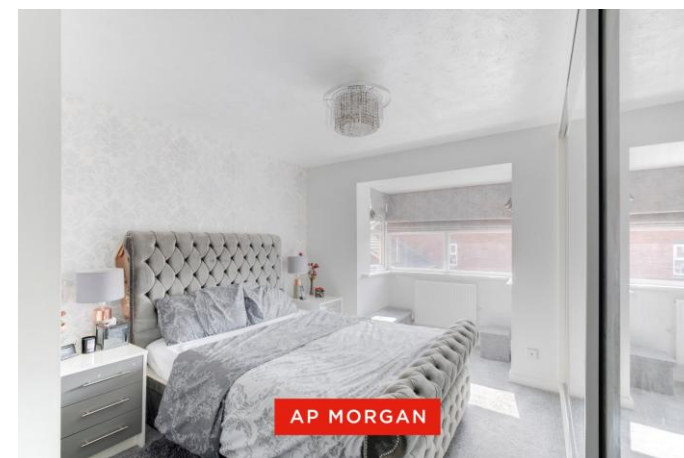
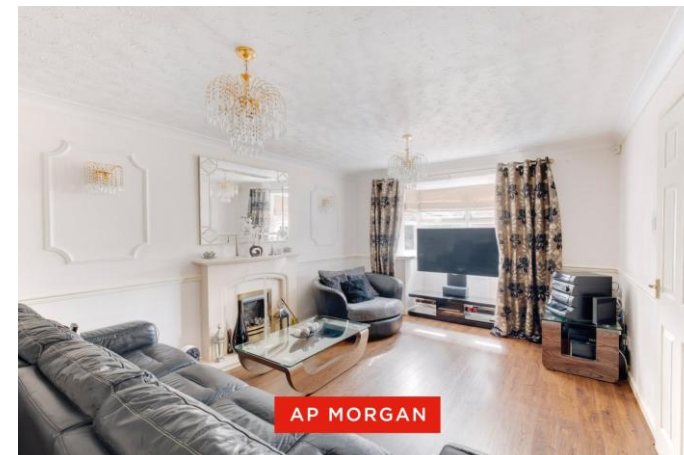
Upon entering, a welcoming hallway gives access to a generous living room and a modern dining room, perfect for family meals and entertaining. The fitted kitchen benefits from a separate utility room, while a convenient guest WC completes the ground floor.

On the first floor, the property boasts four well-proportioned bedrooms. The master bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a contemporary family wet room.

To the rear, the property features a well-landscaped garden, offering an ideal space for outdoor relaxation and entertaining.

The home is well placed for an array of local amenities including shops, restaurants, and leisure facilities. It also benefits from excellent transport links, with easy access to major motorway networks and reliable public transport options.

### Details:





**Living Room** 18'1" x 11'6" (5.5m x 3.5m) Both Max

**Dining Room** 12'10" x 8'9" (3.9m x 2.67m)

**Kitchen** 12'1" x 9'9" (3.68m x 2.97m)

**Utility Room** 9'9" x 7'7" (2.97m x 2.3m)

**Garage** 20'8" x 8'11" (6.3m x 2.72m)

**WC**

**Master Bedroom** 16'5" x 11'6" (5m x 3.5m) Both Max

**En-Suite**

**Bedroom 2** 11'2" x 7'9" (3.4m x 2.36m) Both Max

**Bedroom 3** 9'9" x 5'11" (2.97m x 1.8m)

**Bedroom 4** 9'7" x 6'5" (2.92m x 1.96m)

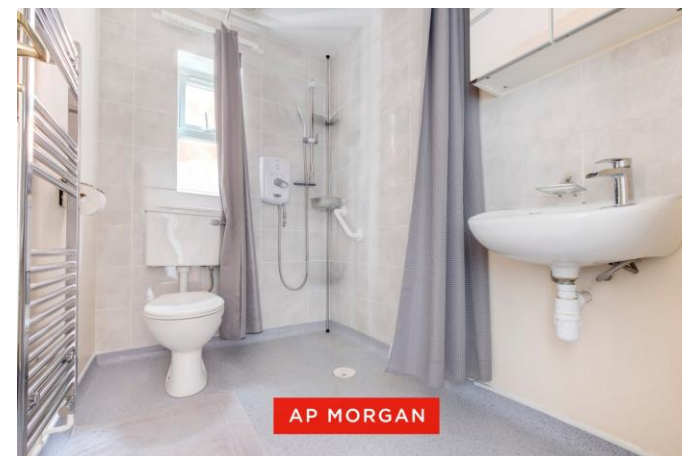
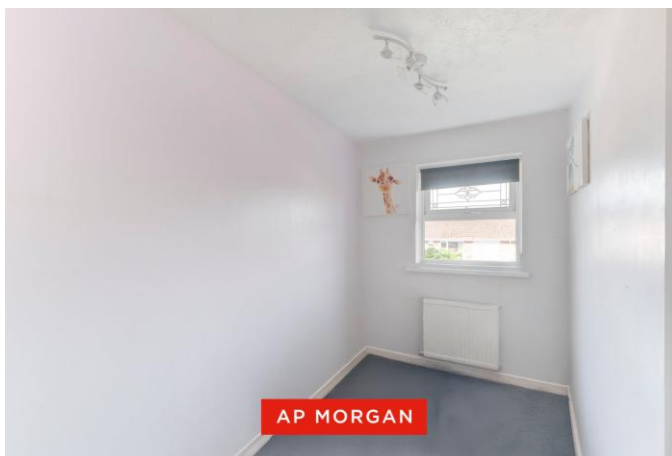
**Wet Room** 7'7" x 5'2" (2.3m x 1.57m)

**EPC Rating:** D

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Need a mortgage?

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Property to sell?

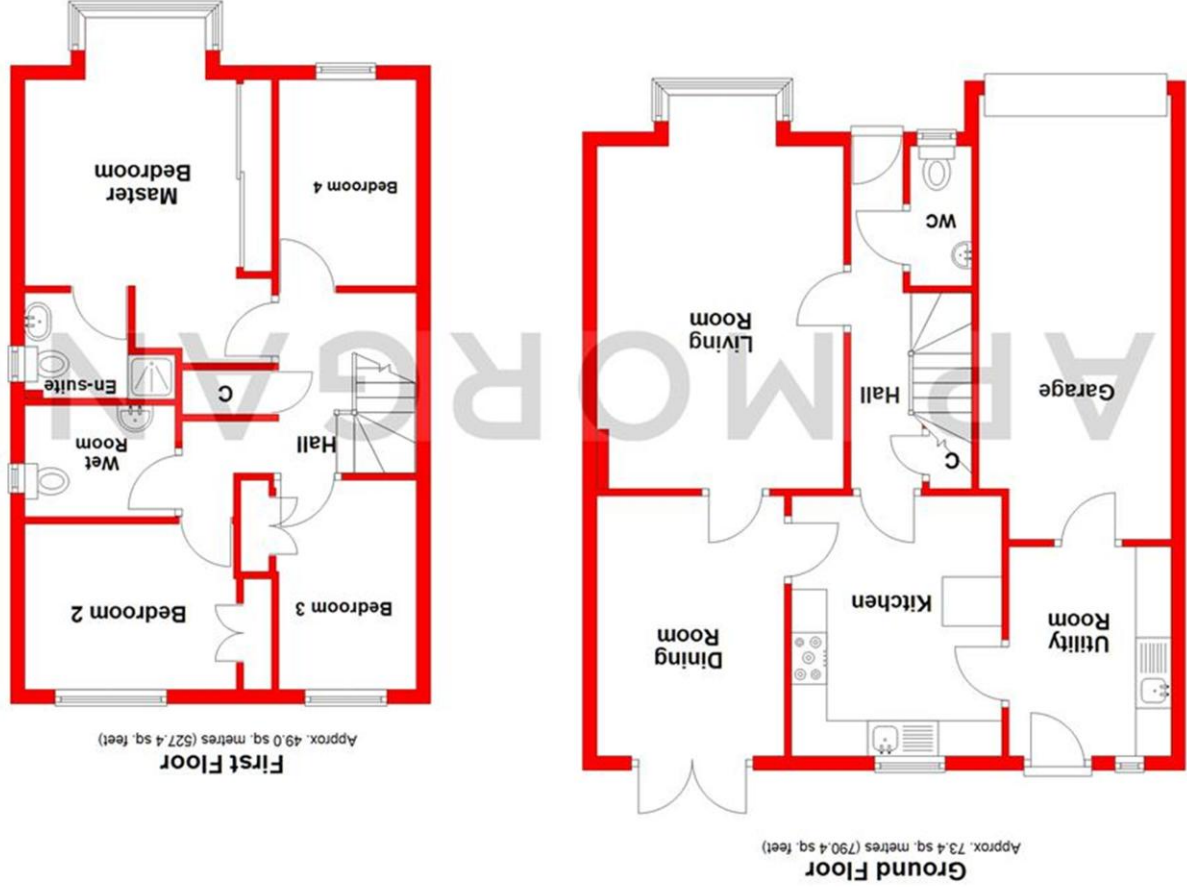
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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