



Rowton Drive, Streetly  
Sutton Coldfield, B74 2AG

£280,000

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Welcome to Rowton Drive, a spacious three bedroom semi detached house with huge potential for updating and modernising throughout, with further opportunity to extend, subject to obtaining the relevant permissions.

In brief, the property comprises a porch leading to a spacious entrance hall, lounge with bay window to the front, dining room with bay to the rear, extended kitchen, utility room, first floor landing, three bedrooms and a bathroom.

Externally the property has a driveway providing off road parking and a garage, and to the rear is a south east facing garden.

The property is situated on a popular road and is within close proximity of reputable local schools (catchment areas should be checked) with transport links and local amenities all near by.



# Property Specification



## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 16th July 2024

THREE BEDROOM SEMI DETACHED HOUSE  
UPDATING REQUIRED THROUGHOUT  
LOUNGE AND SEPARATE DINING ROOM  
KITCHEN AND UTILITY ROOM  
DRIVEWAY AND GARAGE  
SOUTHEAST FACING REAR GARDEN

## Entrance Porch

Entrance Hall 12' 4" x 6' 10" (3.76m x 2.08m)

Lounge 13' 5" (into bay) x 11' 6" (max) (4.09m x 3.50m)

Dining Room 14' 3" (into bay) x 11' 6" (max) (4.34m x 3.50m)

Kitchen 11' 5" x 6' 9" (3.48m x 2.06m)

Utility Room 7' 4" x 6' 9" (2.23m x 2.06m)

## Garage

## First Floor Landing

Bedroom One 10' 9" x 11' 6" (3.27m x 3.50m)

Bedroom Two 11' 0" x 11' 6" (3.35m x 3.50m)

Bedroom Three 7' 2" x 6' 9" (2.18m x 2.06m)

Bathroom 7' 2" x 6' 9" (2.18m x 2.06m)

## Viewer's Note:

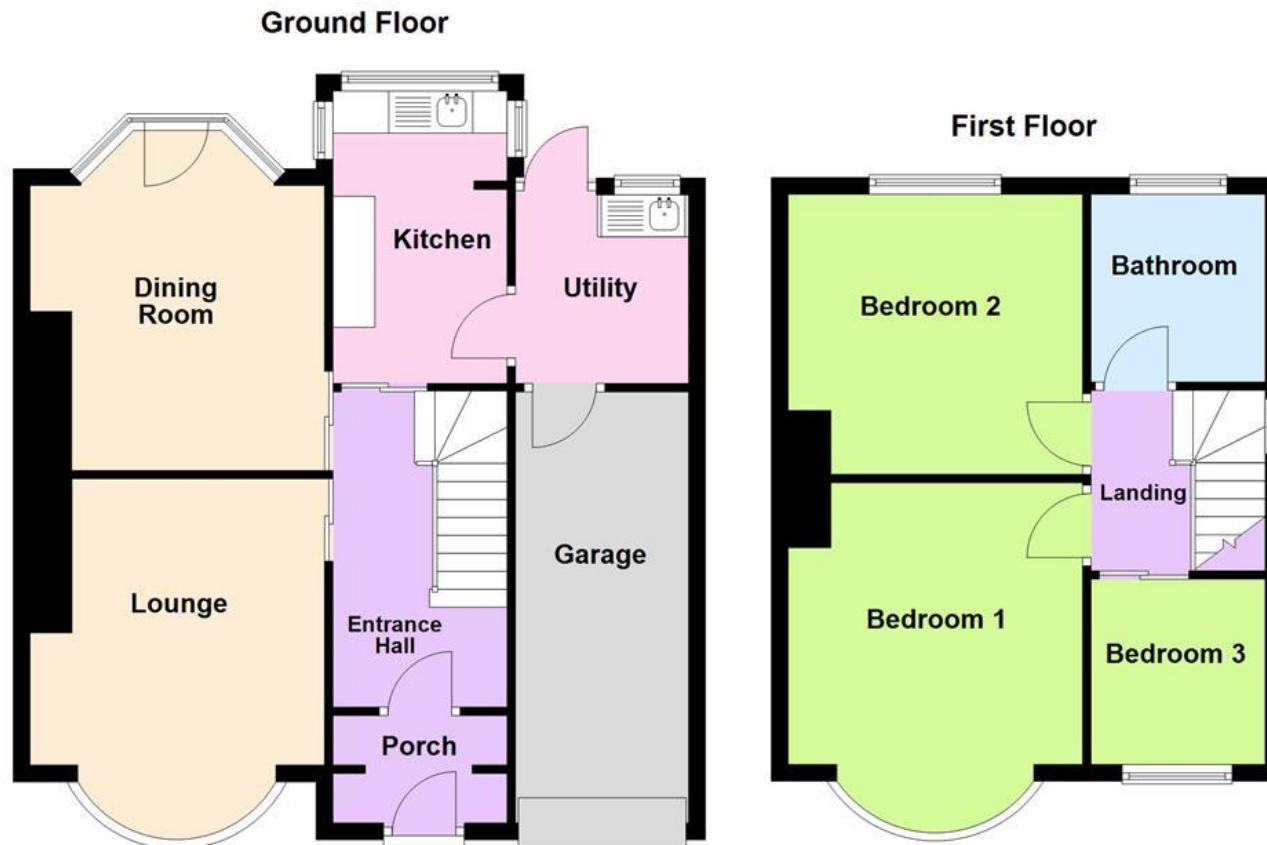
Services connected: Gas/Electric/Water/Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

## Map Location

