

HUNTERS[®]

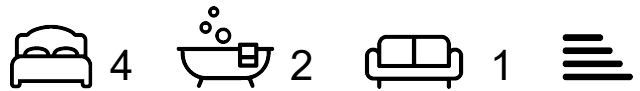
HERE TO GET *you* THERE



Rollswood Drive

Solihull, B91 1NL

£810,000



Council Tax: G



22 Rollswood Drive

Solihull, B91 1NL

£810,000



Information

Set in an extremely desirable location just off Alderbrook Road, this spacious four-bedroom detached home on Rollswood Drive presents a fantastic opportunity for family living. The property offers well-proportioned accommodation throughout and benefits from UPVC double glazing, central heating, and the added advantage of no upward chain.

The layout includes an enclosed porch, welcoming entrance hall, guest WC, study, generous lounge, separate dining room, and a bright breakfast kitchen. Upstairs, there are four well-sized bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

Externally, the home features a double garage and a beautifully maintained, private rear garden—ideal for relaxing or entertaining.

Solihull offers an excellent range of amenities, including the renowned Touchwood Shopping Centre, Tudor Grange Leisure Centre with swimming pool, park, and athletics track. The area provides outstanding schooling options for all age groups, with a mix of highly regarded public and private schools for both boys and girls.

Commuters benefit from regular train services from Solihull Station to Birmingham (approximately 8 miles away) and London Marylebone. The National Exhibition Centre, Birmingham International Airport, and Birmingham International Railway Station are all within a 10–15 minute drive. The nearby M42 motorway offers swift access to the M1, M5, M6, and

M40, making Solihull a well-connected and convenient location.

Lounge

17'10 x 13'11 (5.44m x 4.24m)

Dining Room

11'11 x 10'11 (3.63m x 3.33m)

Office

10'10 x 7'0 (3.30m x 2.13m)

Kitchen

18'3 x 10'6 (5.56m x 3.20m)

Bedroom One

18'2 x 12'1 (5.54m x 3.68m)

Bedroom Two

16'11 x 11'6 (5.16m x 3.51m)

Bedroom Three

14'0 x 9'1 (4.27m x 2.77m)

Bedroom Four

10'11 x 8'3 (3.33m x 2.51m)

Family Bathroom

10'10 x 9'1 (3.30m x 2.77m)

Garage

17'0 x 17'0 (5.18m x 5.18m)

Garden

Private rear garden featuring a paved patio area and enclosed with boundary fencing

Tenure

The Agent understands that the property is Freehold

However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



Hybrid Map



Terrain Map



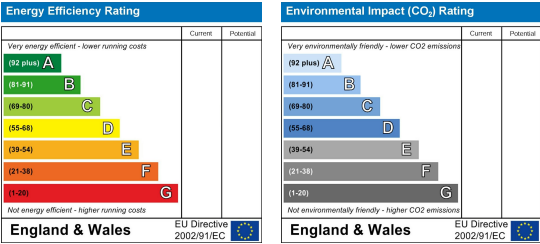
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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