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38 Rollswood Drive, Solihull, B91 1NL

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£715,000

Situated within a highly sought-after residential location, this substantial four-bedroom detached family home presents a fantastic opportunity for buyers looking to create their dream home. Offering generous living accommodation throughout, the property combines excellent proportions with outstanding potential for modernisation.

The ground floor is welcomed by a spacious entrance hall leading to a bright and airy dual-aspect lounge, flooded with natural light and providing an ideal space for relaxing and entertaining. A separate dining room offers the perfect setting for family meals and formal occasions, while the spacious kitchen benefits from an abundance of storage and workspace. A separate utility room provides additional practicality, complemented by a convenient downstairs WC/cloakroom.

To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. There is also a separate office, ideal for those working from home, alongside a family bathroom serving the remaining bedrooms.

Externally, the property continues to impress with a double garage and a mature, private rear garden, offering a peaceful outdoor retreat with established planting and plenty of space for family enjoyment.

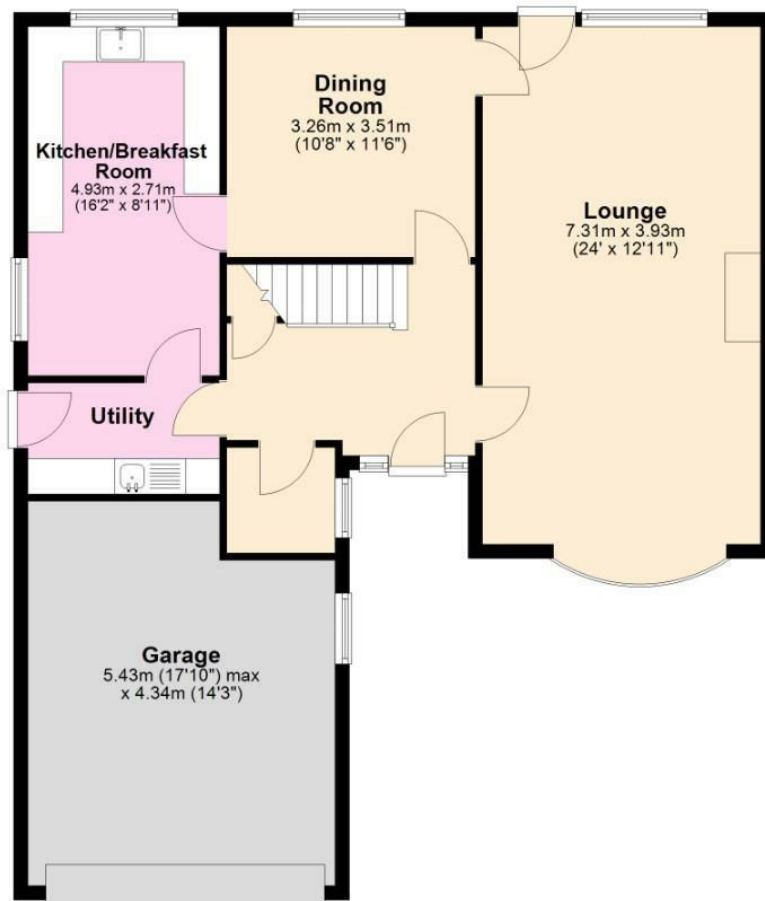
While the property would benefit from cosmetic updating, it offers an exciting opportunity to modernise and personalise, creating a truly exceptional family home in a desirable Solihull location.

Viewing is highly recommended to appreciate the space, potential, and superb position this property has to offer.

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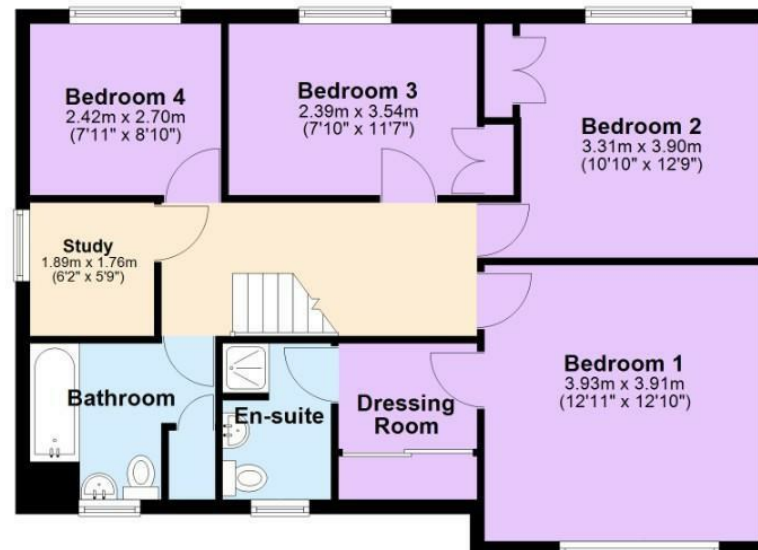
## Ground Floor

Approx. 94.2 sq. metres (1014.4 sq. feet)



## First Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



Total area: approx. 166.0 sq. metres (1786.9 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 67      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Location

Rollswood Drive is situated within one of Solihull’s most desirable residential areas, offering a perfect balance of peaceful suburban living and excellent convenience. Located within the sought-after B91 postcode, the property enjoys easy access to Solihull town centre, renowned for its wide range of shopping facilities, restaurants, bars and cafés, including Touchwood Shopping Centre and John Lewis.

The area is highly regarded for its excellent local schooling, with a selection of well-respected primary and secondary schools nearby, making it particularly appealing to families.

For commuters, the property benefits from excellent transport links, with easy access to the M42, M40 and NEC, while Solihull Train Station provides regular services to Birmingham, London Marylebone and surrounding areas. Birmingham Airport is also within convenient reach.

Rollswood Drive is ideally positioned close to local parks, leisure facilities and scenic walking routes, while still being within easy reach of everyday amenities, creating an ideal location for both families and professionals alike.

Lounge

24'0 x 12'11

Dining Room

10'8 x 11'6

Kitchen / Breakfast Room

16'12 x 8'11

Bedroom One

12'11 x 12'10

Bedroom Two

10'10 x 12'9

Bedroom Three

7'10 x 11'7

Bedroom Four

7'10 x 8'11

Study

6'2 x 5'9

Garage

17'10 x 14'3

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 F.

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

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.

General

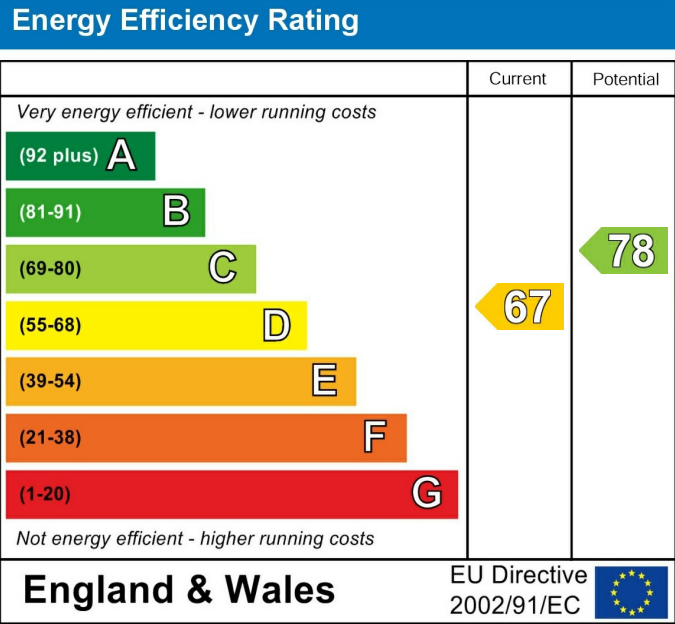
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (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.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers’ financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters affecting the property and would advise any potential buyer to obtain verification from their solicitor.



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