



54 Rothwell Drive, Prospect Grange, Solihull B91 1HG £500,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Entrance Porch / Reception Hall  
 Guest Cloakroom / Lounge  
 Dining Room / Sitting Room  
 Dining Kitchen / Utility  
 Galleried Landing / Five Bedrooms  
 En-Suite Shower Room / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Double Garage  
 Foregarden / Driveway Parking  
 South Facing Rear Garden  
 Cul-de-Sac Location

## Vendor's Comments

We have felt privileged to live in such a beautiful quite spot next to woodland, waking up to bird song and watching nature from our snug room.

We hope a family will fill our home once again whilst we in turn seek a similar, if not smaller nest.

## Local Schools

Streetsbrook Infant and Nursery School  
 Langley Primary School  
 Oak Cottage Primary School  
 Sharmans Cross Junior School  
 Kineton Green Primary School  
 Severn Junior Infant and Nursery School

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

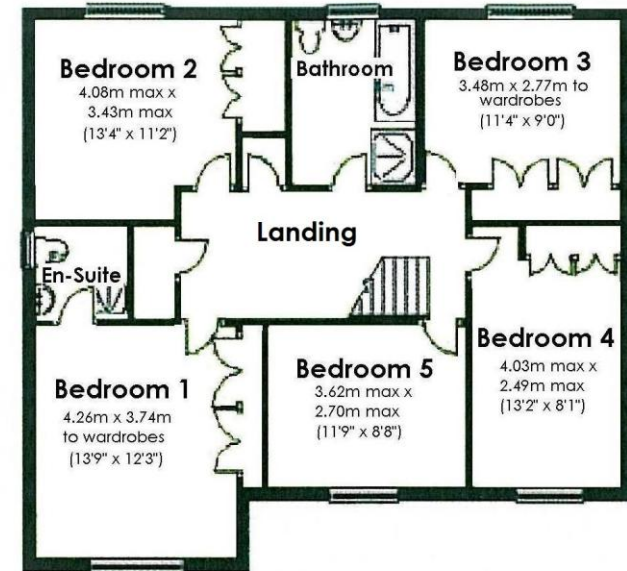
## Local Authority

Solihull Metropolitan Borough Council

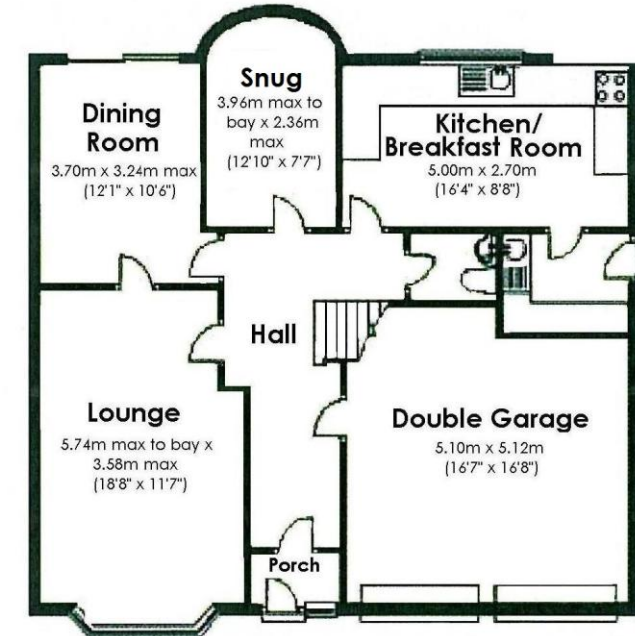
## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## First Floor



## Ground Floor



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## 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>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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>	61	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		



