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YOUR PREMIUM AGENT

**25 ROLLWOOD DRIVE
SOLIHULL
B91 1NL**

Beautifully presented, completely refurbished, five-bedroom family home nestled in a quiet cul-de-sac, just off Alderbrook Road. Immaculate throughout, offering a turnkey solution for discerning buyers. Featuring a reconfigured kitchen with a central island, two reception rooms, and three bathrooms, it's the perfect modern family home.



25 ROLLWOOD DRIVE

Step into luxury with this meticulously renovated five-bedroom family home. Every room exudes sophistication, from the spacious hallway to the beautifully presented interiors. The kitchen has been thoughtfully redesigned, creating an inviting space for entertaining. Upstairs, five double bedrooms await, including two with en-suites and all with fitted wardrobes. Outside, the generous rear garden is ideal for summer gatherings. With ample parking and a good-sized garage, this property offers both style and practicality.





Experience effortless elegance as you enter the spacious hallway of this stunning family home. To the left, a versatile second reception room works perfectly as a home office or child's playroom, whilst the delightful lounge, features a media wall and patio doors leading to the rear garden.

The brand new, reconfigured kitchen is a chef's dream, with a central island and sliding doors opening onto the sunny patio, providing the perfect entertaining space for friends and family.

A utility, downstairs WC, and cloaks cupboard provide added convenience.







Ascend the staircase to discover five, double bedrooms flooded with natural light. Bedrooms one and two boast luxurious en-suites and newly fitted wardrobes, either could act as the principal bedroom, while the remaining bedrooms offer ample space and plenty of built in storage.

The stunning family bathroom features a contemporary free-standing bath and large shower, perfect for unwinding after a long day.

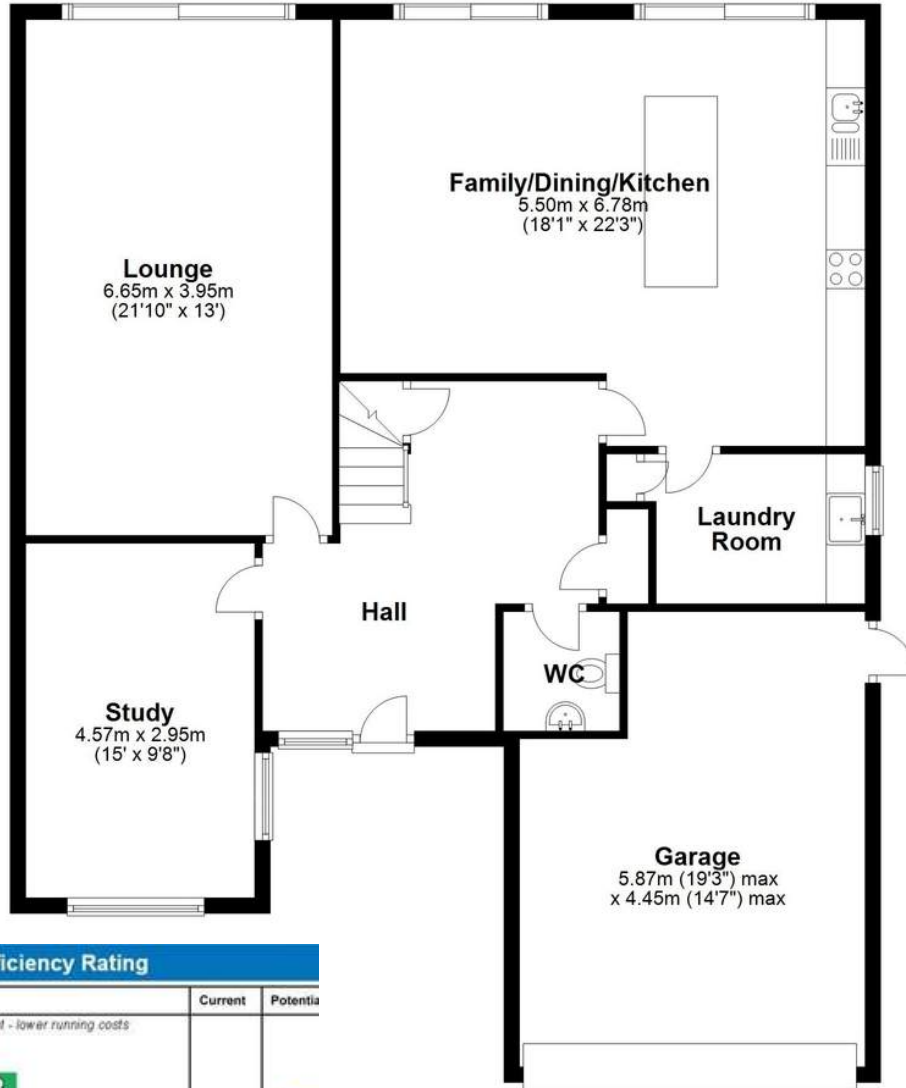






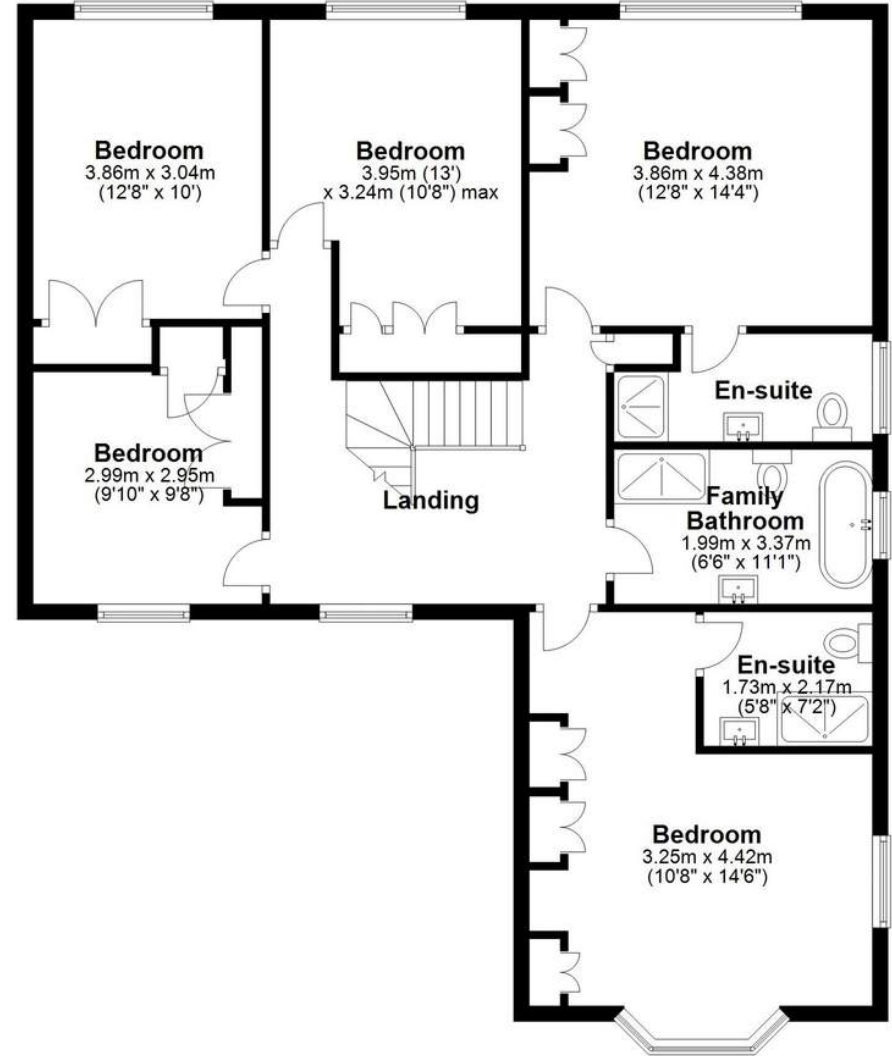
Ground Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)



First Floor

Approx. 104.9 sq. metres (1128.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
65	79

EU Directive 2002/91/EC

England & Wales

WWW.EPC4U.COM

Total area: approx. 226.2 sq. metres (2435.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Completely Renovated & Refurbished Throughout
- Spacious Kitchen Diner
- Five Double Bedrooms
- Three Bathrooms
- Ample parking with Garage
- South Facing Landscaped garden
- Tranquil cul-de-sac location
- Can be Chain Free Upon Request

SIZE Total - 2,564 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	64 Mbps	14 Mbps
Ultrafast	1,000 Mbps	1,000 Mbps

Network in the area: OpenReach, Virgin Media & CityFibre

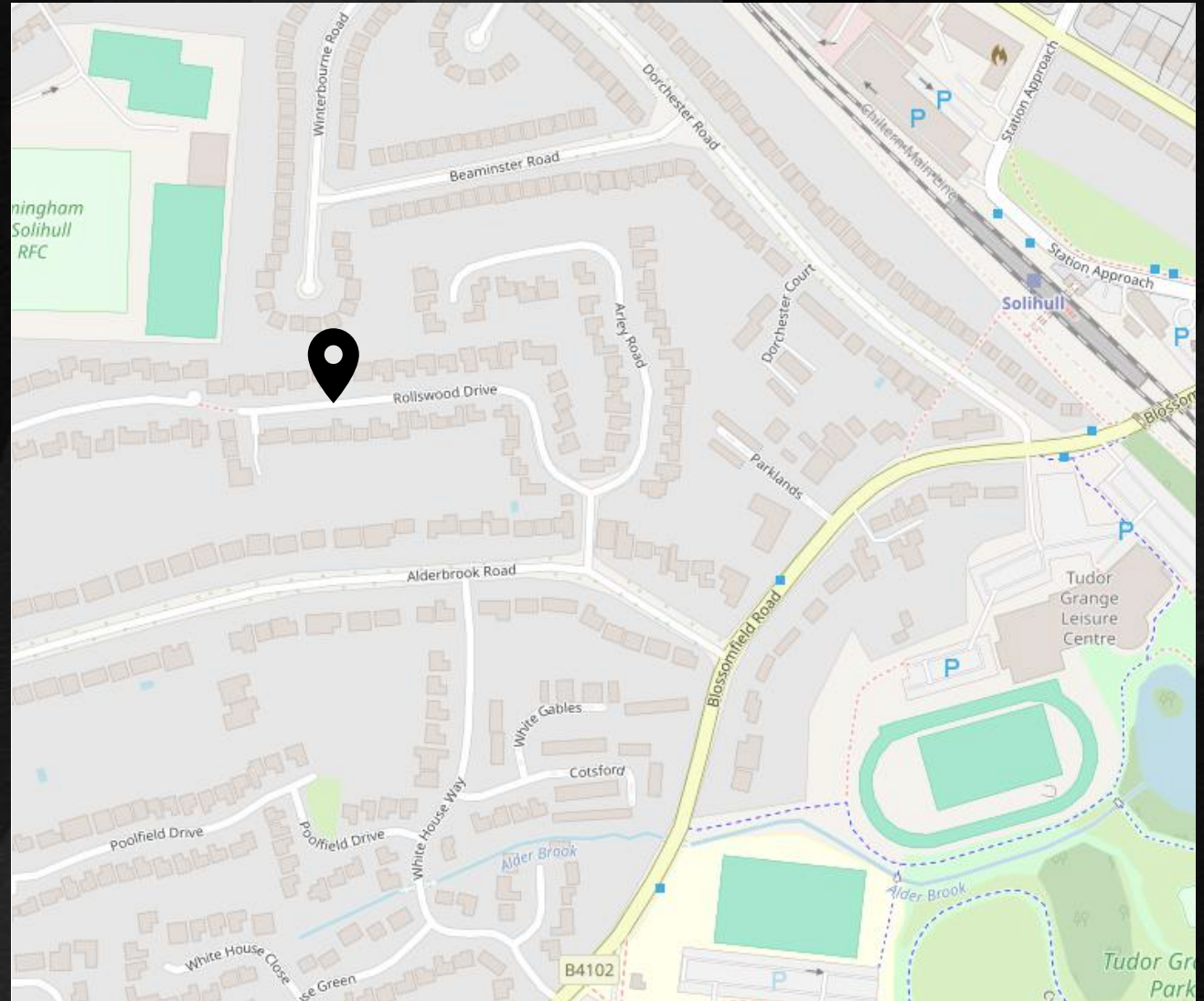
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Nestled in a quiet cul-de-sac off Alderbrook Road, this property enjoys a serene suburban setting while being within easy reach of local amenities and green spaces. The renowned Touchwood Shopping Centre offers a diverse retail experience while the Tudor Grange Swimming Pool and Leisure Centre cater to fitness and relaxation needs. Esteemed public and private schools accommodate all age groups, ensuring quality education is within reach. With swift commuter train services and major motorways just a short drive away, connectivity is effortless.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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