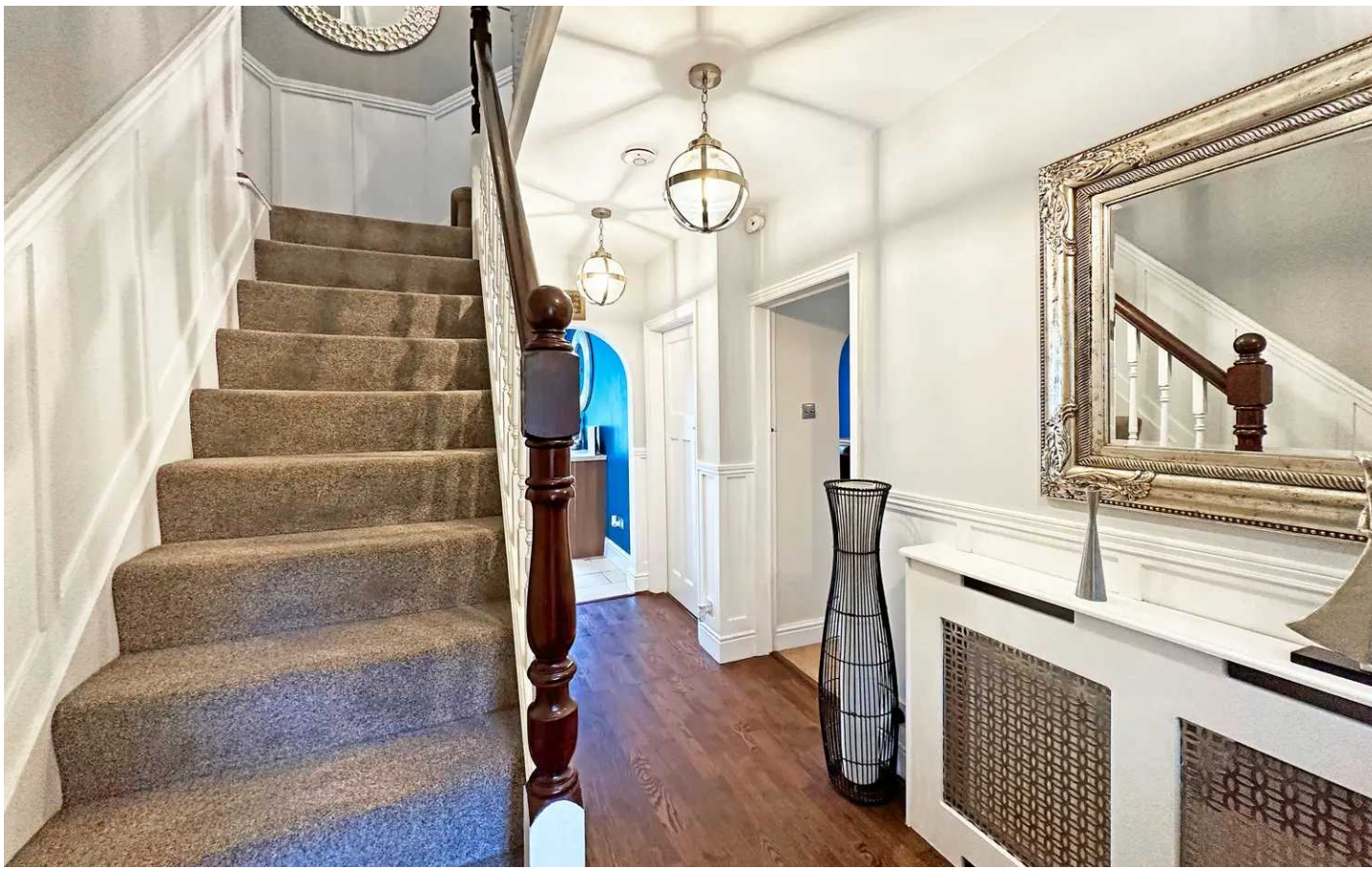




Church Hill Road, Solihull

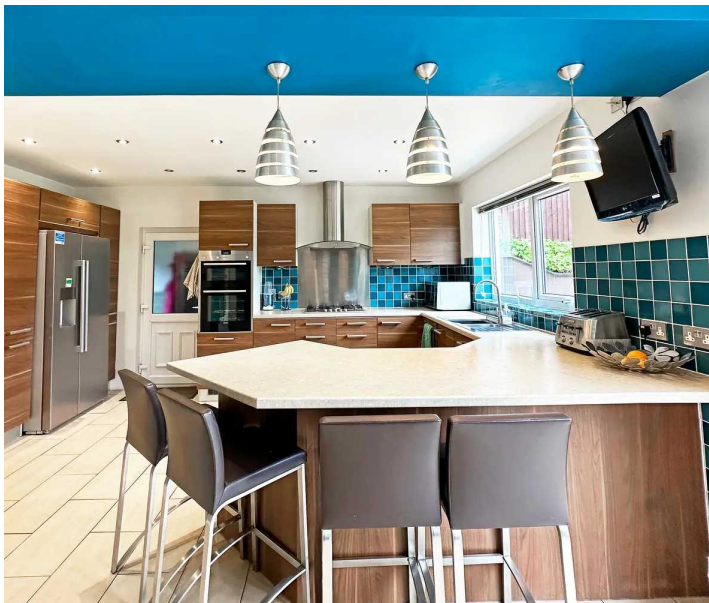
Guide Price £750,000





PROPERTY OVERVIEW

A fantastic opportunity to purchase this most impressive four bedroom room extended semi-detached within 200 yards of Solihull Town Centre. This property is being immaculately maintained throughout and benefits from gas central heating, double glazing and has the most stunning landscaped rear garden with a large summerhouse/office. This property is offered to the market with NO UPWARD CHAIN and briefly comprises of: recessed porch, entrance hall, guest cloakroom, lounge/dining room, extended breakfast/kitchen, utility room, four double bedrooms, ensuite shower room, luxury bathroom, garage/storage, superb landscaped South East facing rear garden and Summerhouse/office.



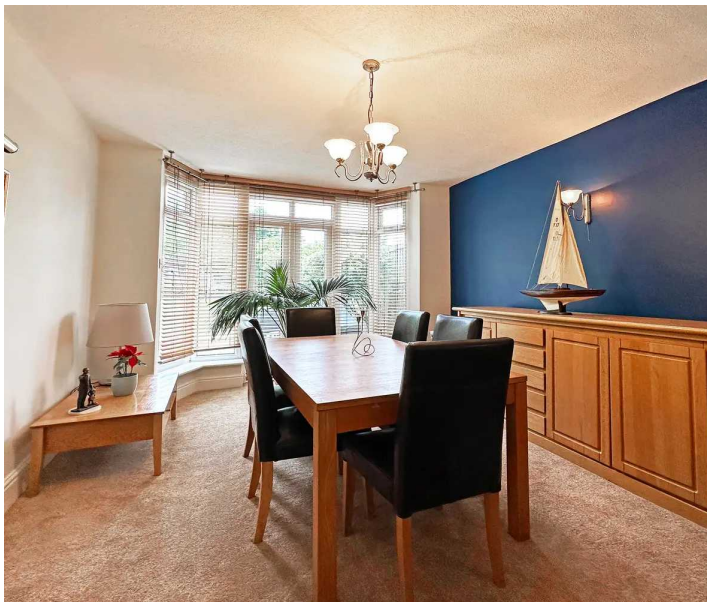


PROPERTY LOCATION

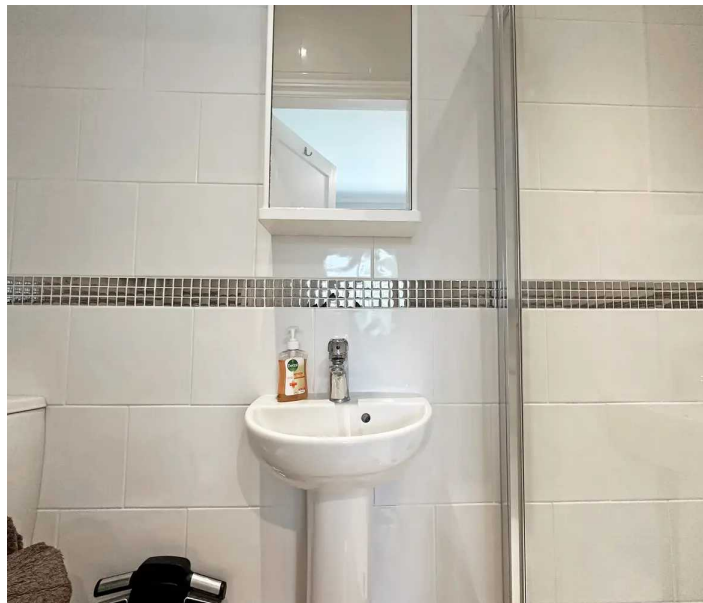
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Extended Detached
- Immaculately Maintained Throughout
- Lounge/Dining Room
- Extended Breakfast/Kitchen
- Utility Room
- Ensuite Shower Room
- Luxury Bathroom
- Superb South East Facing Rear Garden
- Summer House/Home Office



RECESSED PORCH

ENTRANCE HALL

13' 10" x 6' 11" (4.22m x 2.1m)

GUEST WC

3' 11" x 3' 7" (1.2m x 1.09m)

LOUNGE

16' 5" x 10' 12" (5m x 3.35m)

DINING ROOM

15' 5" x 10' 12" (4.7m x 3.35m)

KITCHEN/BREAKFAST

19' 0" x 15' 9" (5.8m x 4.8m)

COVERED SIDE PASSAGE

15' 9" x 3' 1" (4.8m x 0.94m)

UTILITY/LAUNDRY ROOM

8' 0" x 7' 1" (2.45m x 2.16m)

FIRST FLOOR

BEDROOM ONE

15' 5" x 11' 11" (4.69m x 3.62m)

ENSUITE

7' 4" x 3' 1" (2.24m x 0.95m)

BEDROOM TWO

13' 11" x 12' 10" (4.24m x 3.92m)

BEDROOM THREE

16' 12" x 10' 11" (5.18m x 3.33m)

BEDROOM FOUR

12' 6" x 11' 9" (3.82m x 3.57m)

BATHROOM

9' 2" x 7' 9" (2.8m x 2.37m)



OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

SUMMER HOUSE

23' 7" x 11' 11" (7.2m x 3.62m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, integrated fridge (in the utility), all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, some light fittings and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Pool table - (to be negotiated), bedroom two furniture. Beds in bedroom one and two (negotiable)

ADDITIONAL INFORMATION

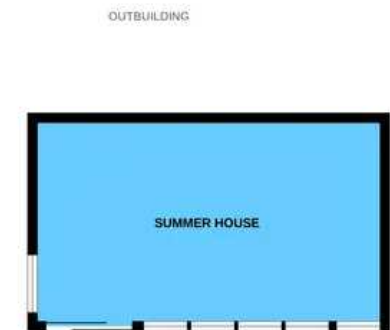
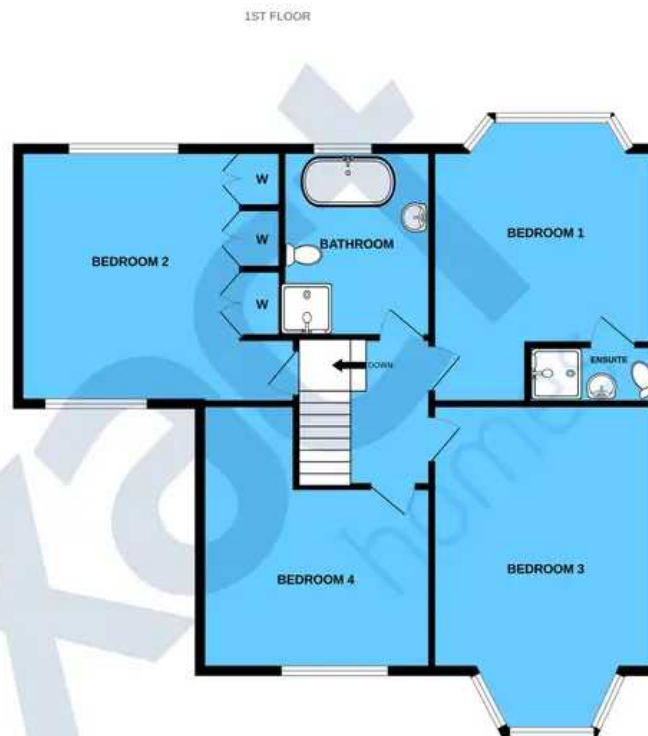
Services: main gas, electricity and mains sewers.
Broadband: Virgin Media. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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