



## Church Hill Close, Solihull

Guide Price £600,000



## PROPERTY OVERVIEW

Introducing this exceptional four-bedroom detached property, which has recently been refurbished with new carpets throughout, new wooden flooring downstairs, new boiler and repainted, in a sought-after location with NO UPWARD CHAIN, perfectly positioned in the heart of Solihull. This beautifully extended residence boasts a bright and spacious interior, ideal for modern family living. The Property. Upon entry, the welcoming hallway provides ample storage space, leading to a stunning open plan kitchen/dining room at the core of the home. The kitchen seamlessly connects to a family room offering picturesque views of the rear garden. Additionally, a generously sized living room resides at the front, providing a perfect space for entertaining guests. The first floor accommodates four bedrooms, including the principal bedroom with an ensuite, while the remaining bedrooms share a well-appointed family bathroom. Outside, the property features a private lawn rear garden, providing a tranquil retreat. Completing this impressive property is a wide driveway leading to a single garage, enhancing the convenience and desirability of this remarkable home.





## 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 Detached Property
- NO UPWARD CHAIN
- Beautifully Extended
- Abundance Of Natural Light Throughout
- Open Plan Kitchen / Dining Room
- Large Living Room
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Driveway & Single Garage
- House Recently Refurbished - New Carpets Throughout, New Wooden Flooring Downstairs, New Boiler & Repainted





#### **HALLWAY**

#### **LIVING ROOM**

14' 3" x 12' 6" (4.34m x 3.81m)

#### **KITCHEN/DINING ROOM**

#### **KITCHEN AREA**

28' 3" x 18' 10" (8.61m x 5.74m)

#### **DINING AREA**

10' 8" x 9' 10" (3.25m x 3.00m)

#### **SHOWER ROOM**

6' 3" x 4' 5" (1.91m x 1.35m)

#### **INTEGRAL GARAGE**

15' 5" x 8' 10" (4.70m x 2.69m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 5" x 8' 6" (4.09m x 2.59m)

#### **ENSUITE**

8' 6" x 4' 3" (2.59m x 1.30m)

#### **BEDROOM TWO**

13' 1" x 11' 6" (3.99m x 3.51m)

#### **BEDROOM THREE**

10' 4" x 9' 9" (3.15m x 2.97m)

#### **BEDROOM FOUR**

9' 6" x 7' 1" (2.90m x 2.16m)

#### **BATHROOM**

8' 2" x 5' 5" (2.49m x 1.65m)

#### **TOTAL SQUARE FOOTAGE**

129 sq.m (1389 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

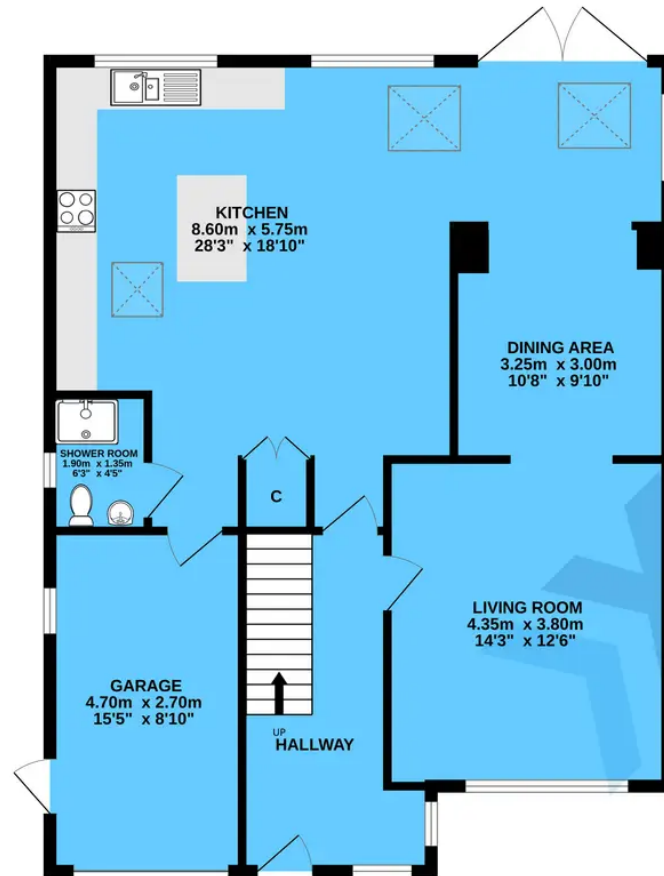
Services - mains gas, electricity and sewers. Loft space - boarded with ladder.

#### **MONEY LAUNDERING REGULATIONS**

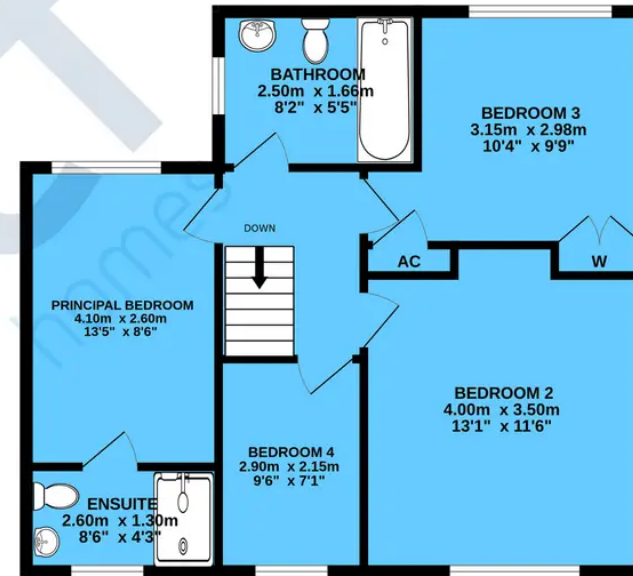
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 129.0 sq.m. (1389 sq.ft.) approx.

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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