



smarthomes

Church Hill Close

Solihull, B91 3JB

- A Spacious Five Bedroom Detached Family Home
- Through Lounge Diner
- Family Room
- Tudor Grange Catchment Area

£575,000

EPC Rating 63

Current Council Tax Band - E





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking extending to double garage and access is gained via a double glazed door leading into

Enclosed Porch

With double glazed windows and further double glazed door leading through to

Entrance Hallway

With ceiling light point, central heating radiator, timber effect flooring, stairs leading to the first floor, door to useful under- storage cupboard and doors leading off to



Lounge Area

14' 3" x 12' 7" (4.34m x 3.84m) Having a fireplace with marble hearth and surround and inset Living Flame gas fire, timber effect flooring, double glazed window to front elevation, ceiling light points and leading through to

Dining Area

11' 2" x 9' 8" (3.4m x 2.95m) With ceiling light point, timber effect flooring, central heating radiator and double glazed sliding doors leading out to the rear garden

Kitchen to Rear

10' 7" x 8' 11" (3.23m x 2.72m) Being fitted with a full range of white floor and wall mounted units with granite effect work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, built-in oven with four ring gas hob over, space for dishwasher, tiled flooring, ceiling light point, double glazed window to rear, door to under stairs storage and archway through to

Family Room to Rear

11' 5" (max) x 10' 8" (3.48m x 3.25m) Having double glazed French doors to the rear garden and double glazed window to the side, ceiling light point, central heating radiator and door to

Guest WC

With low flush WC, wash hand basin, obscure double glazed window to side, tiled flooring and ceiling light point

Accommodation On The First Floor

Landing

With loft hatch and doors leading off to

Bedroom One to Front

13' 6" x 11' 6" (max) (4.11m x 3.51m) With triple full height mirrored sliding wardrobes, further built-in wardrobe, central heating radiator, timber effect flooring, ceiling light point and double glazed window to front elevation

Bedroom Two to Rear

9' 8" x 11' 6" (2.95m x 3.51m) With double glazed window to rear elevation, timber effect flooring, central heating radiator, ceiling light point, built-in double wardrobe and further door to cupboard housing the hot water tank

Bedroom Three to Front

9' 11" (max) x 7' 6" (max) (3.02m x 2.29m) With double glazed window to front elevation, timber effect flooring, central heating radiator, ceiling light point and built-in double wardrobe over the stairs.

Bedroom Four to Side

10' 9" x 11' 2" (3.28m x 3.4m) With double glazed window to side elevation, timber effect flooring, central heating radiator and ceiling light point





Bedroom Five to Side and Rear

7' 7" x 11' 7" (2.31m x 3.53m) With double glazed window to side and rear elevations, timber effect flooring, central heating radiator, ceiling light point and two built in wardrobes

Shower Room

Having a full sized shower tray with thermostatic shower over, ceiling downlight, extractor and tiling to all walls

Family Bathroom to Rear

5' 5" x 8' 5" (1.65m x 2.57m) Being fitted with a three piece white suite comprising; panelled bath with mixer tap shower head attachment, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiling to floors, shaver point, obscure double glazed window to rear, central heating radiator and inset ceiling lights.



Rear Garden

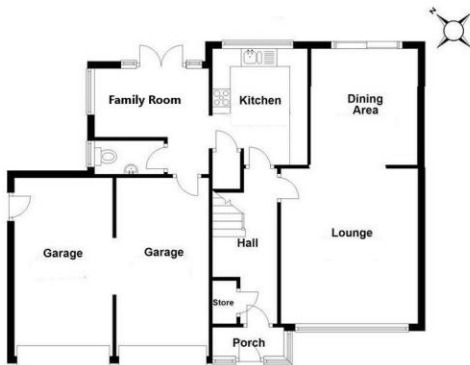
Having a paved patio area with steps leading up to lawned area, fencing to boundaries and a variety of mature shrubs and bushes

Double Garage

16' 3" x 18' 0" (4.95m x 5.49m) Having two up-and-over doors, ceiling light, power and further door giving access to the side of the property

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.