



## Church Hill Close, Solihull

Offers Over £612,500







## PROPERTY OVERVIEW

Nestled in a serene cul-de-sac in the heart of Solihull, this immaculate four-bedroom detached home offers a harmonious blend of contemporary style and spacious living. The property has undergone significant refurbishment and extension, presenting an ideal opportunity for a growing family seeking a comfortable abode. Offering no upward chain, this residence invites a seamless transition for its new owners. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The highlight of the ground floor is undoubtedly the open-plan kitchen/diner, expertly designed to maximise functionality and natural light. The modern kitchen features fully integrated appliances, a large central island, and stylish finishes, creating a perfect space for culinary pursuits and entertaining guests. The adjacent living room, with its dual aspect and access to the rear garden, provides a relaxing retreat for the family. Upstairs, the property boasts four generously sized bedrooms, including a principal bedroom complete with built-in wardrobe and an ensuite bathroom. The remaining bedrooms are serviced by a family bathroom, ensuring convenience and comfort for all residents.







Outside, the rear garden offers a tranquil setting with a sizeable lawn and a large patio area, perfect for al fresco dining and outdoor relaxation. Situated within walking distance of local amenities and schools, this home offers a convenient lifestyle for families. With a large plot and the potential to further extend (subject to planning permission), this property presents a rare opportunity to create a truly bespoke living space tailored to individual needs and preferences. Don't miss out on the chance to make this remarkable property your next dream 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





- Detached Four Bedroom Family Home
- NO UPWARD CHAIN
- Recently Extended & Refurbished
- Potential To Extend Subject To Planning Permission
- Stunning Open Plan Kitchen / Diner
- Large Plot On A Quiet Cul-De-Sac Close To Solihull Town Centre
- Spacious Living Room
- Excellent Rear Garden
- Ample Parking & Single Garage

#### **HALLWAY**

#### **LIVING ROOM**

22' 4" x 14' 9" (6.81m x 4.50m)

#### **KITCHEN / DINER**

20' 4" x 11' 11" (6.20m x 3.64m)

#### **UTILITY**

8' 5" x 5' 6" (2.57m x 1.68m)

#### **WC**

5' 0" x 3' 9" (1.53m x 1.15m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 9' 7" (3.65m x 2.92m)

#### **ENSUITE**

8' 2" x 3' 4" (2.49m x 1.01m)

#### **BEDROOM TWO**

12' 11" x 11' 3" (3.93m x 3.44m)

#### **BEDROOM THREE**

8' 8" x 8' 4" (2.65m x 2.55m)

#### **BEDROOM FOUR**

8' 9" x 8' 8" (2.67m x 2.64m)

#### **BATHROOM**

8' 9" x 8' 8" (2.67m x 2.64m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 143.2 sq.m. = 1541 sq.ft. approx.

**OUTSIDE THE PROPERTY****PRIVATE REAR GARDEN****GARAGE**

16' 9" x 8' 5" (5.11m x 2.57m)

**ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge freezer and dishwasher, all carpets and blinds and electric garage door.

**ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.  
Loft - Boarded with ladder and lighting. Broadband - Virgin.

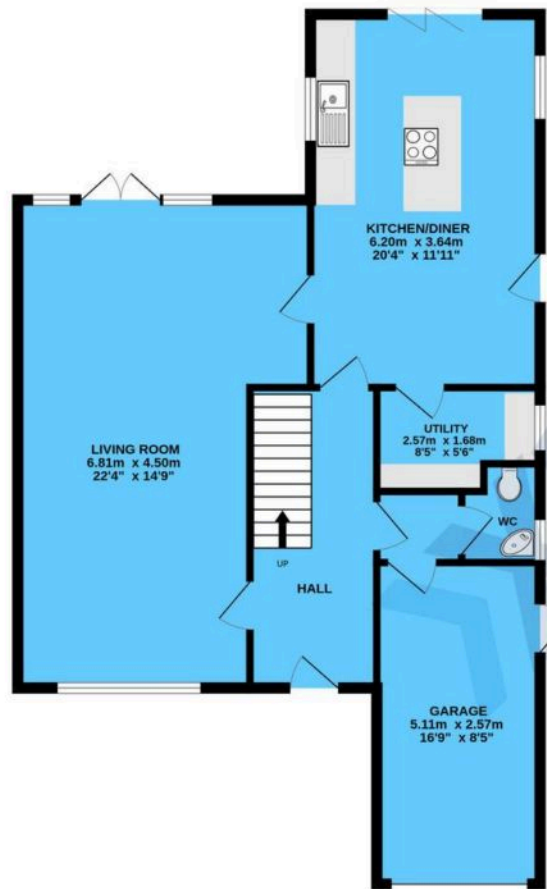
**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

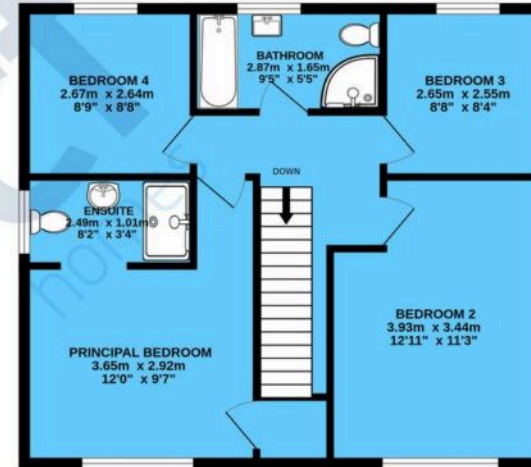




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 143.2 sq.m. (1541 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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# Xact Homes

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