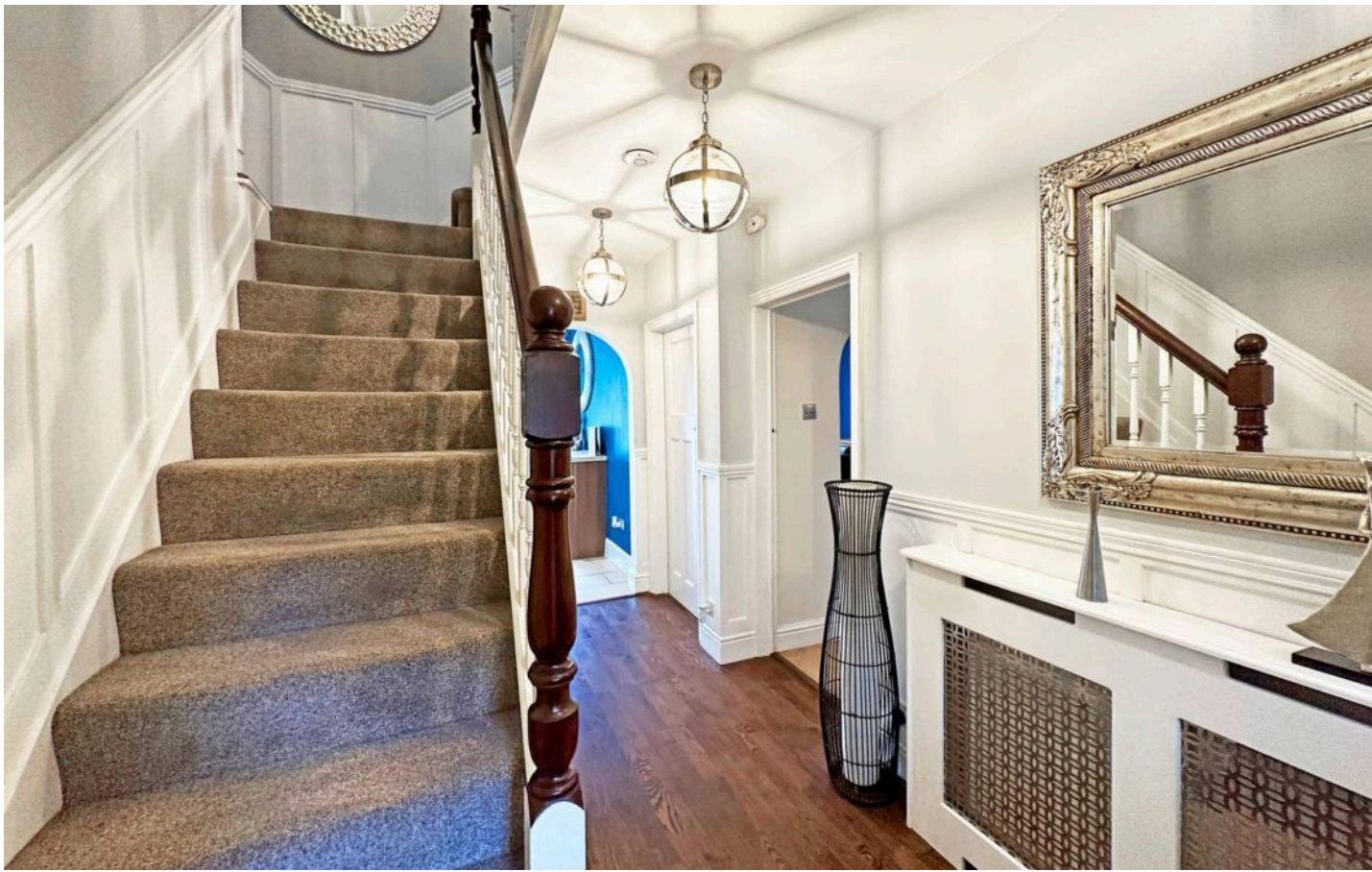




Church Hill Road, Solihull

Guide Price £750,000

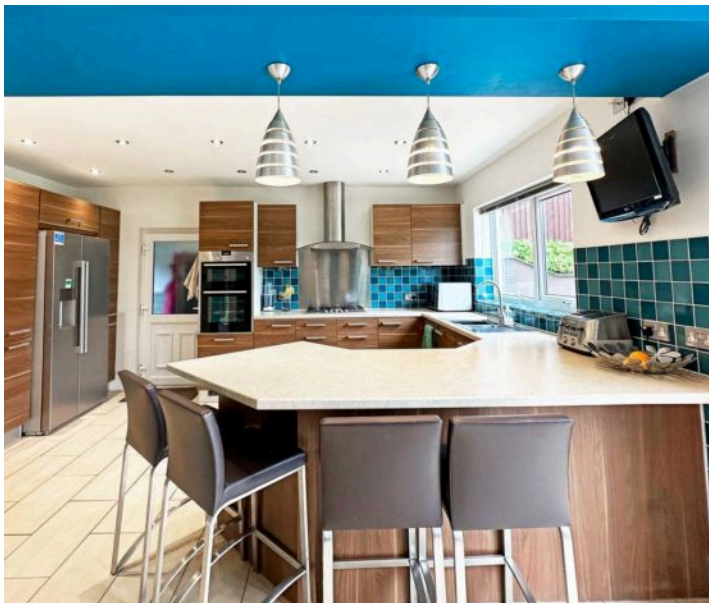




PROPERTY OVERVIEW

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.

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

RECESSED PORCH

ENTRANCE HALL

13' 10" x 6' 11" (4.22m x 2.10m)

GUEST WC

3' 11" x 3' 7" (1.20m x 1.09m)

LOUNGE

16' 5" x 11' 0" (5.00m x 3.35m)

DINING ROOM

15' 5" x 11' 0" (4.70m x 3.35m)

KITCHEN/BREAKFAST

19' 0" x 15' 9" (5.80m x 4.80m)

COVERED SIDE PASSAGE

15' 9" x 3' 1" (4.80m 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

17' 0" 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" (2.80m x 2.37m)

OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

SUMMER HOUSE

23' 7" x 11' 11" (7.20m x 3.62m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, garden shed, some carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

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 - mains gas, electricity and sewers. Loft space - part boarded.



INFORMATION FOR POTENTIAL BUYERS

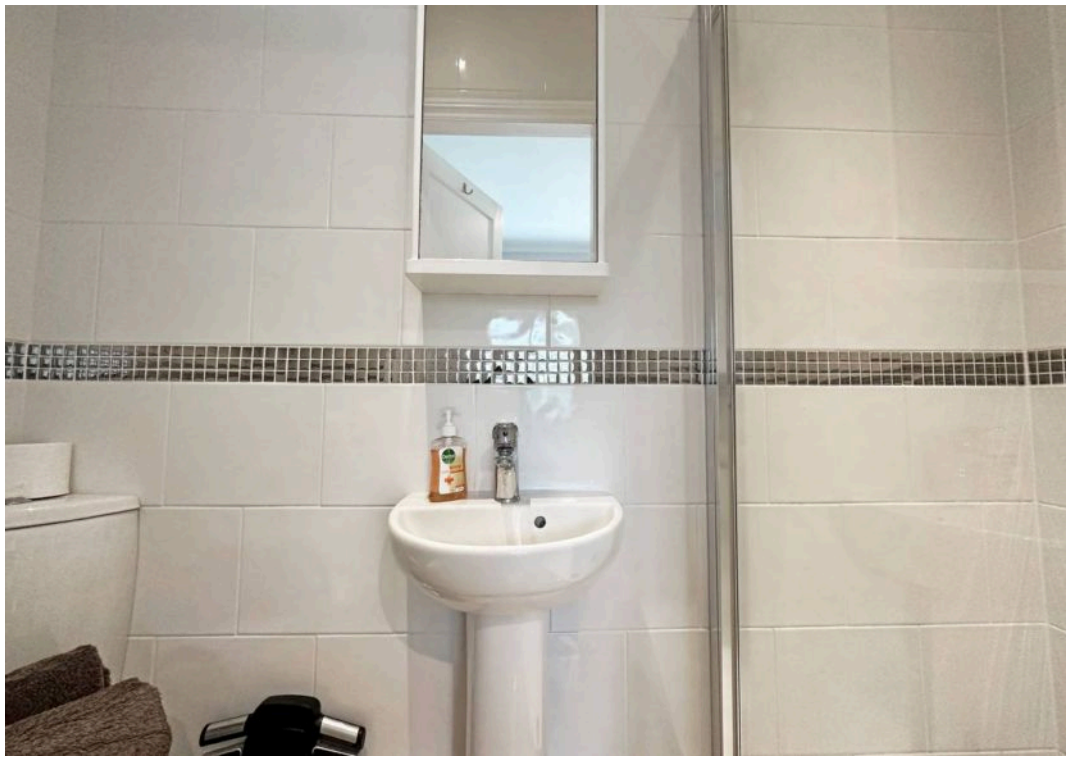
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

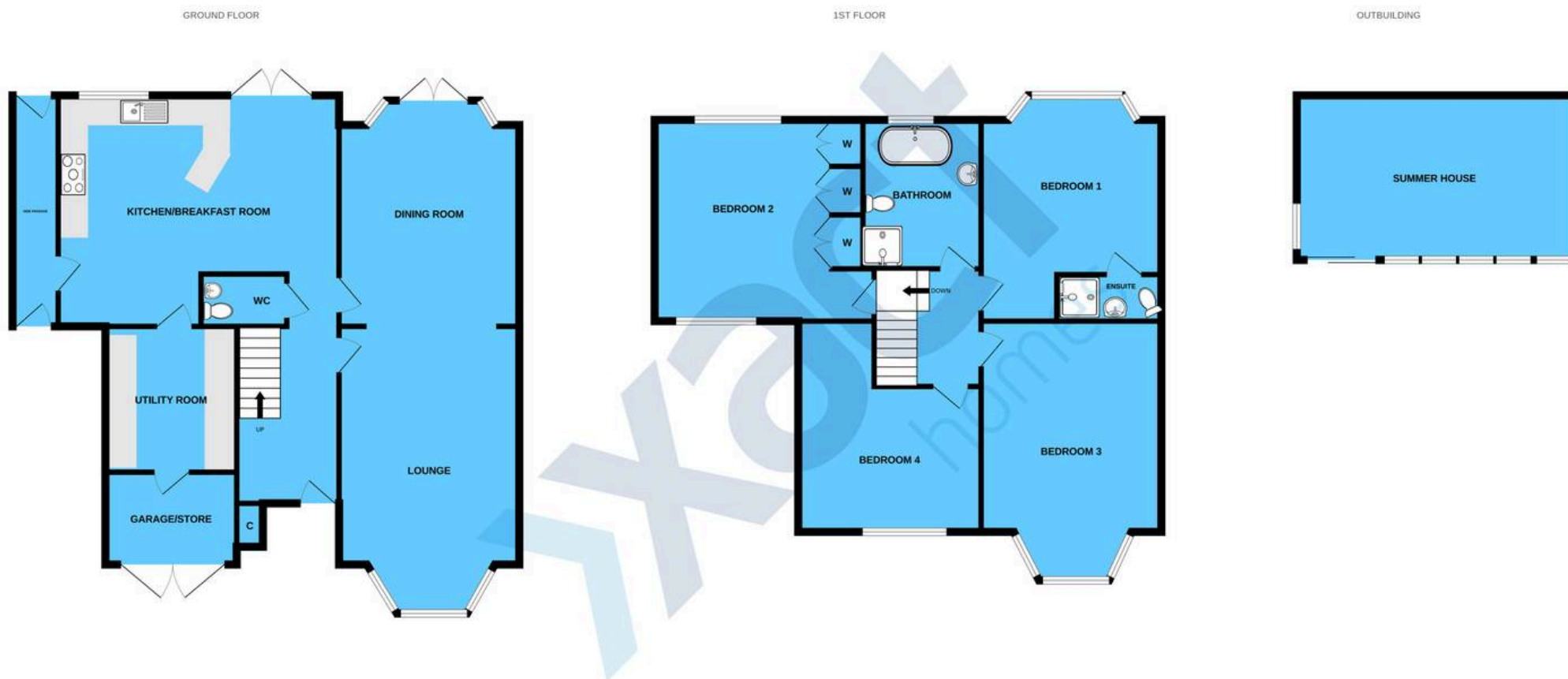
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.







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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