



## Church Hill Close, Solihull

In Excess of £550,000



#### PROPERTY OVERVIEW

Situated within easy walking distance of Solihull Town Centre a fantastic opportunity to purchase this spacious four bedroom extended detached offered to the market with NO UPWARD CHAIN. This property offers good family accommodation, benefits from gas central heating, double glazing and has been recently redecorated throughout. The accommodation in more detail comprises of: entrance hall, spacious kitchen/dining room, office/snug, living room, four bedrooms, ensuite shower room, family bathroom, single garage and private garden.

#### 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
- No Upward Chain
- Walking Distance To Solihull Town Centre
- Spacious Family Accomodation
- Open Plan Kitchen / Dining Room
- Office / Snug
- Living Room
- Ensuite Shower Room
- Family Bathroom



**ENTRANCE HALL**

16' 6" x 6' 1" (5.04m x 1.85m)

**KITCHEN**

15' 4" x 11' 5" (4.67m x 3.48m)

**DINING AREA**

11' 10" x 9' 6" (3.60m x 2.90m)

**OFFICE / SNUG**

11' 9" x 7' 9" (3.58m x 2.36m)

**LIVING ROOM**

21' 3" x 13' 1" (6.48m x 4.00m)

**FIRST FLOOR****BEDROOM ONE**

18' 2" x 17' 8" (5.53m x 5.39m)

**ENSUITE**

6' 4" x 3' 10" (1.93m x 1.17m)

**BEDROOM TWO**

11' 9" x 11' 0" (3.58m x 3.35m)

**BEDROOM THREE**

11' 1" x 7' 7" (3.38m x 2.31m)

**BEDROOM FOUR**

10' 0" x 8' 5" (3.05m x 2.57m)

**BATHROOM**

8' 7" x 8' 4" (2.62m x 2.54m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 141.0 sq.m. = 1518 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 7" x 8' 4" (5.06m x 2.53m)

### **PRIVATE GARDEN**

### **ITEMS INCLUDED IN SALE**

Rangemaster free standing cooker, Rangemaster extractor, all blinds, all light fittings and an electric garage door.

### **ADDITIONAL INFORMATION**

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

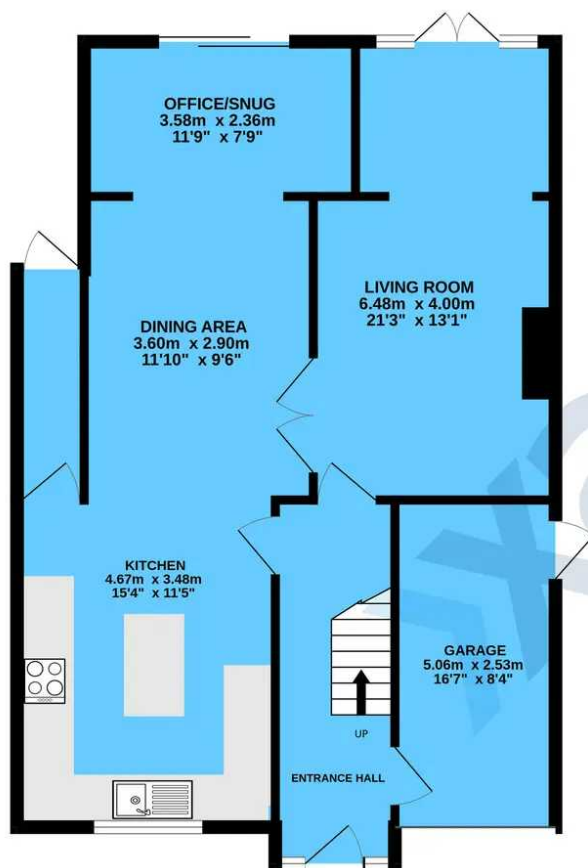
### **MONEY LAUNDERING REGULATIONS**

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.

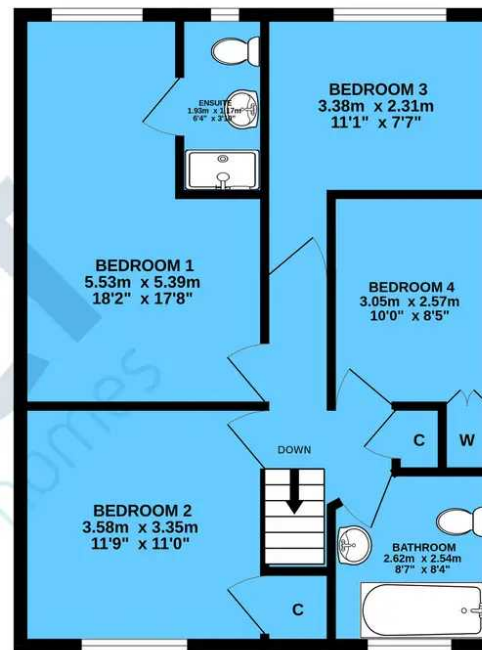




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 141.0 sq.m. (1518 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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