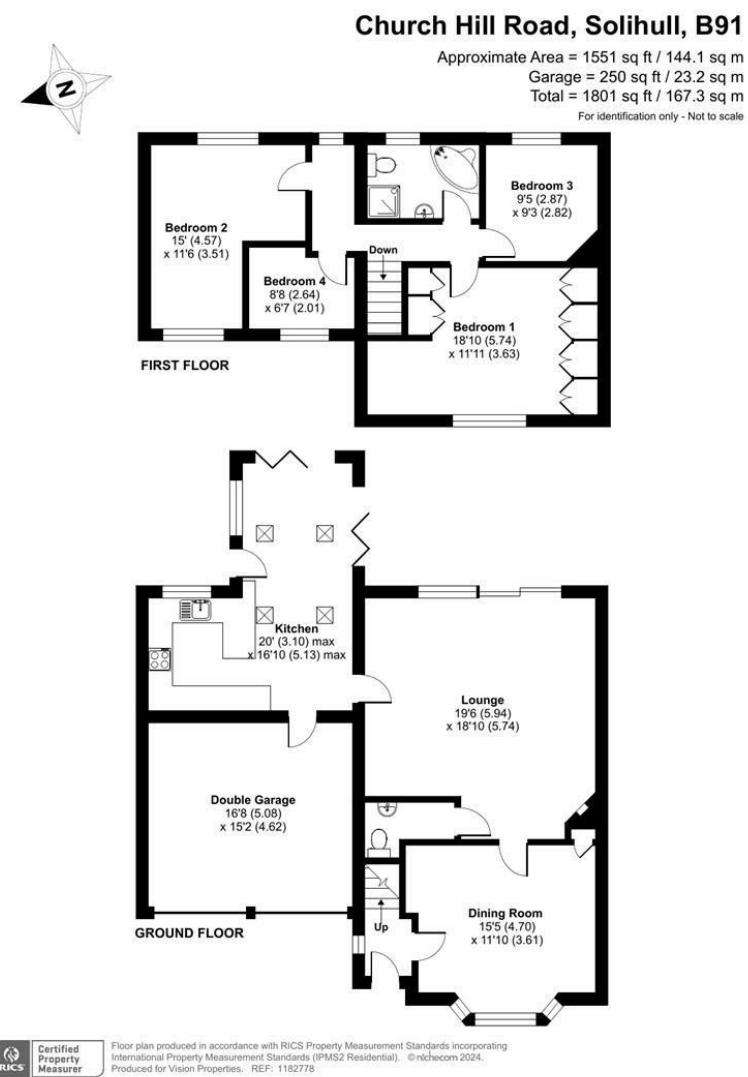




PROPERTY ADDRESS
 Strand Cottage, 37
 Church Hill Road
 Solihull
 B91 3HZ

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

Church Hill Road, B91



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- Perfect Family Home
- Within Catchment for Tudor Grange Academy & St Peter's Catholic School
- Four Bedrooms, Including Fitted Wardrobes To Primary
- Stunning Extended Open-Plan Kitchen
- Integral Double Garage & Parking For Several Cars

Ground floor comprises of:
Front Reception Room 15'5" x 11'10" (4.70m x 3.61m) - Bursting with cottage-style charm, with a beautiful bay window giving natural light and original exposed wooden beams.

Lounge 19'6" x 18'10" (5.94m x 5.74m) - A bright and expansive main reception room, featuring a log-burning stove along with sliding doors leading directly to the rear garden, offering seamless indoor-outdoor living.

Kitchen 20' x 16'10" max (6.10m x 5.13m) - A large kitchen with ample workspace and dining area. Benefitting from integrated appliances.

Convenient Downstairs WC - Positioned near the main entrance discreetly positioned for convenience.

Integral Double Garage 16'8" x 15'2" (5.08m x 4.62m) - Secure parking or excellent additional storage with direct access to the kitchen.

Upstairs leads to:
Primary Bedroom – 18'10" x 11'11" (5.74m x 3.63m) - A generously spaced room with fitted wardrobes.

Bedroom 2 – 15' x 11'6" (4.57m x 3.51m) - Large double bedroom with plenty of natural light with both rear and front aspects.

Bedroom 3 – 9'5" x 9'3" (2.87m x 2.82m) - Perfect for a guest room, child's room or additional study.

Bedroom 4 – 8'8" x 6'7" (2.64m x 2.01m) - Versatile space ideal for a nursery, home office or dressing room.

Family Bathroom - Neatly positioned to serve all bedrooms.

Council tax band - F



Your Text Here

