



**33 Church Hill Close, B91 3JB**

**Sale Price £550,000**



**Love  
Property Co.**



## 33 Church Hill Close Solihull, B91 3JB

Tenure - Freehold

EPC Rating - C

Council Tax Band - E

Love Property Co are pleased to offer this well presented, must be viewed extended and detached four-bedroom family home located within a quiet close and walking distance to Solihull Town Centre and Solihull train station 0.7 miles. Recently refurbished throughout property benefits from double glazing and gas central heating and is located within the prestigious Tudor Grange, Greswolde Junior and St Alphege Juniors catchment area. Council tax band E, Energy efficiency rating: C

Property Details - Step into a welcoming good-sized porch that leads into a hall with the dual aspect lounge diner to the right. To the rear of the property is the kitchen which is connected to a convenient W/C and a large integral garage, which could be transformed to suit various needs. The Property also benefits from hard flooring throughout the ground floor to complete the downstairs layout.

Upstairs, this home hosts three double bedrooms and a large single bedroom, which offers ample space for a growing family. Three of the four bedrooms benefit from built in storage. Bedrooms are complemented by a main new and refurbished family bathroom with shower over bath, bedroom three boasting an en-suite.

Outside - The property's appeal extends to its exterior, with a block paved double driveway. Private Garden with a block paved patio and raised lawn. The garage not only offers secure parking but also presents an opportunity for conversion or use of storage area. The block paved driveway hosts ample parking for a few cars.



## PROPERTY MEASUREMENTS:

### LOUNGE ROOM

14' 3" X 12' 8" (4.34m x 3.85m)

### DINING ROOM

16' 8" X 9' 8" (5.07m x 2.95m)

### KITCHEN AREA

16' 8" X 13' 9" (5.07m x 4.18m)

### FAMILY BATHROOM

10' 2" X 4' (3.10m x 1.22m)

### INTEGRAL GARAGE

14' 9" X 8' 5" (3.10m x 1.22m)

### FAMILY BATHROOM

10' 2" X 4' (4.49m x 2.57m)

### BEDROOM ONE

13' 4" X 11' 11" (4.07m x 3.62m)

### BEDROOM TWO

11' 11" X 9' 7" (3.62m x 2.91m)

### BEDROOM THREE

11' 10" X 9' 5" (3.61m x 2.86m)

### ENSUITE

8' 8" X 4' (2.65m x 1.22m)

### BEDROOM FOUR

9' 10" X 7' 2" (3.00m x 2.19m)

### TOTAL SQUARE FOOTAGE

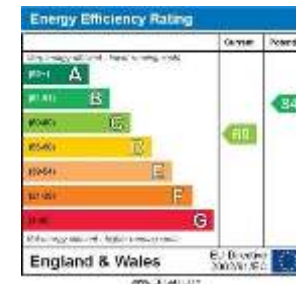
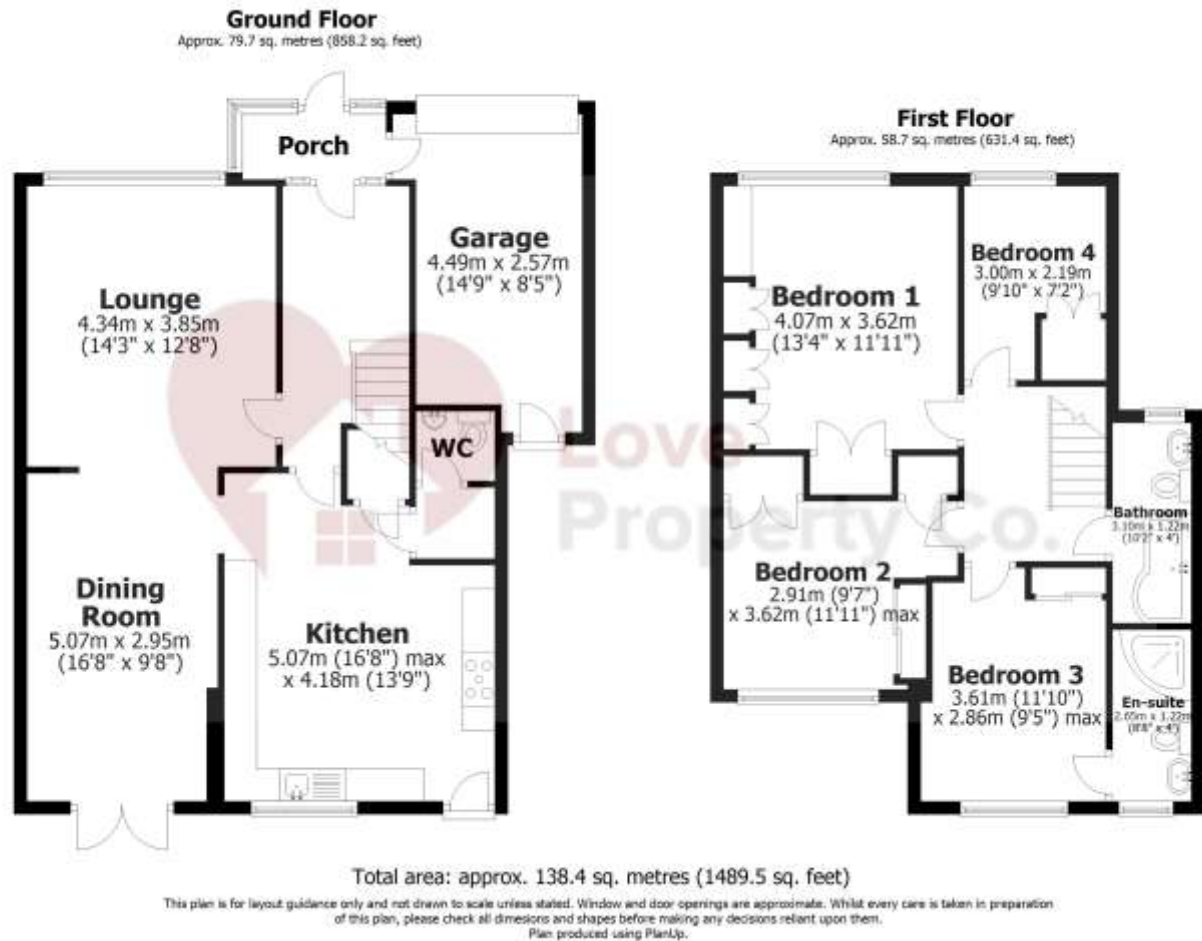
1489.5 SQ. feet (138.4 sq. meters)

### 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.







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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