



Church Hill Road, Solihull

Guide Price £899,950

xact
EXCLUSIVE





PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive six bedroom extended detached which must be viewed internally to be appreciated. This property is within a five minute walk of Solihull town center, stands within the Tudor Grange Academy catchment and offers spacious family accommodation throughout. One of the main attractions of this property is the superb large landscaped rear garden which must be seen to be appreciated. The accommodation in more detail comprises of: impressive entrance hall, sitting room, extended lounge / dining room, luxury fitted kitchen / family room, assigned utility area, six bedrooms, en suite shower room, two bathrooms, garage and superb large rear 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: F

Tenure: Freehold

- Walking Distance To Solihull Town Center
- Immaculate Six Bedroom Detached
- Tudor Grange School Catchment
- Two Reception Rooms
- Extended Kitchen / Family Room
- Six Bedrooms
- En Suite Shower Room
- Two Bathrooms
- Superb Large Rear Garden





ENTRANCE HALL

16' 11" x 6' 11" (5.16m x 2.10m)

SITTING ROOM

15' 6" x 11' 7" (4.72m x 3.52m)

LOUNGE / DINING ROOM

26' 4" x 11' 7" (8.04m x 3.52m)

KITCHEN / FAMILY ROOM

21' 11" x 12' 4" (6.67m x 3.75m)

UTILITY AREA

22' 6" x 5' 11" (6.86m x 1.81m)

WC

4' 5" x 2' 3" (1.35m x 0.69m)

FIRST FLOOR

BEDROOM ONE

16' 10" x 11' 7" (5.14m x 3.52m)

EN-SUITE

6' 11" x 3' 10" (2.12m x 1.18m)

BEDROOM TWO

16' 0" x 11' 7" (4.87m x 3.53m)

BEDROOM THREE

12' 10" x 12' 6" (3.91m x 3.81m)

BEDROOM FOUR

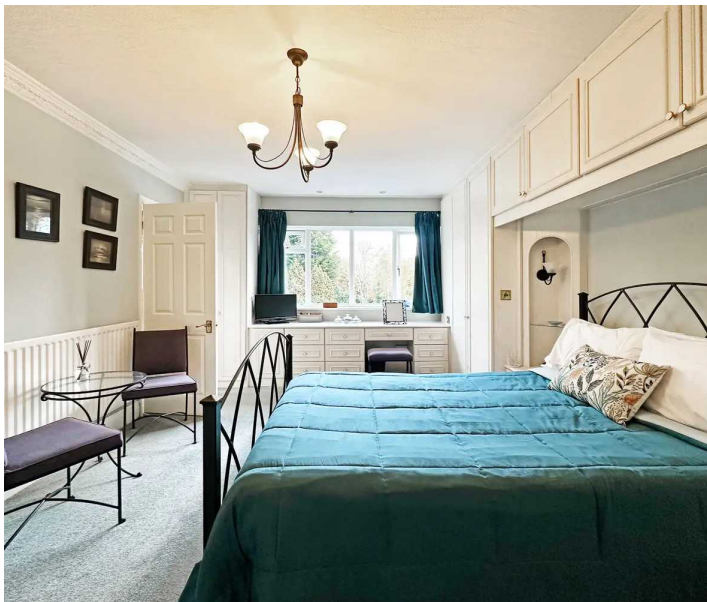
9' 2" x 8' 8" (2.79m x 2.63m)

BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m)

WC

4' 9" x 2' 8" (1.45m x 0.81m)





SECOND FLOOR

BEDROOM FIVE

13' 5" x 11' 10" (4.10m x 3.60m)

BEDROOM SIX

13' 4" x 8' 0" (4.06m x 2.43m)

BATHROOM

6' 8" x 6' 6" (2.04m x 1.98m)

TOTAL SQUARE FOOTAGE

Total floor area: 250.1 sq.m. = 2692 sq.ft. approx

OUTSIDE THE PROPERTY

GARAGE

15' 9" x 8' 9" (4.80m x 2.66m)

LARGE REAR GARDEN

ITEMS INCLUDED IN SALE

Siemens integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and five, all light fittings and a garden shed.

ADDITIONAL INFORMATION

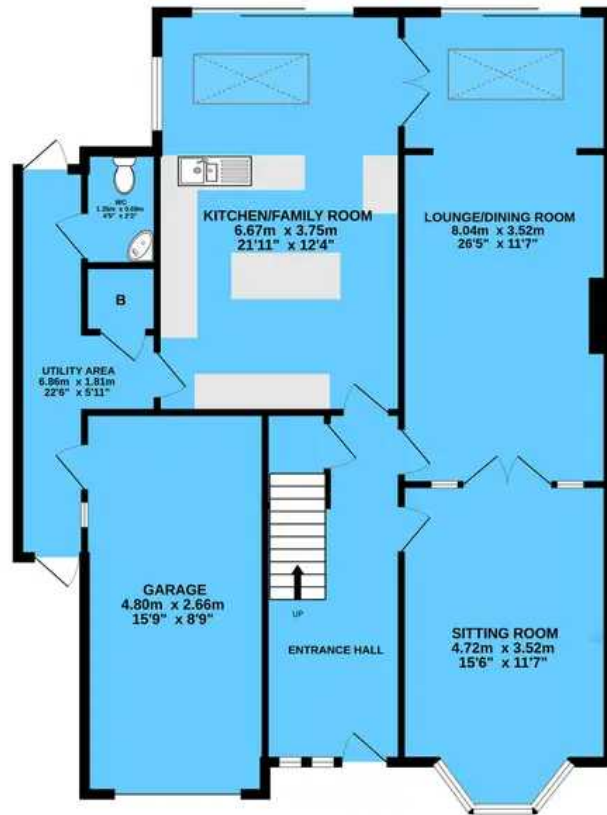
Services - mains gas, electricity and mains sewers.
Broadband - Virgin.

MONEY LAUNDERING REGULATIONS

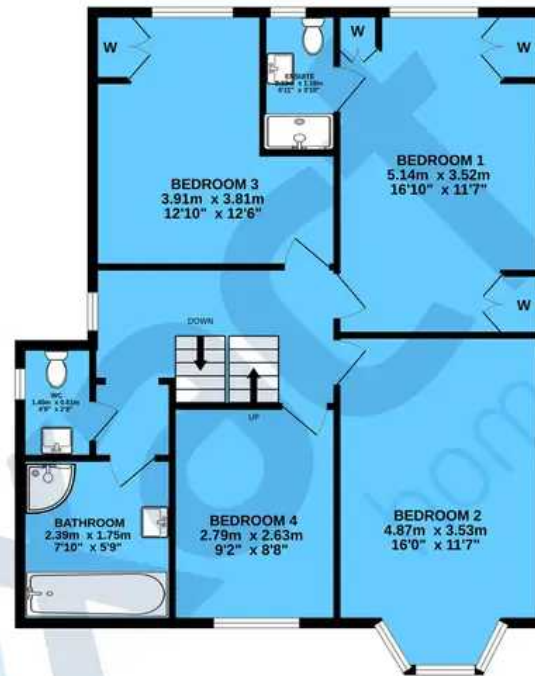
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



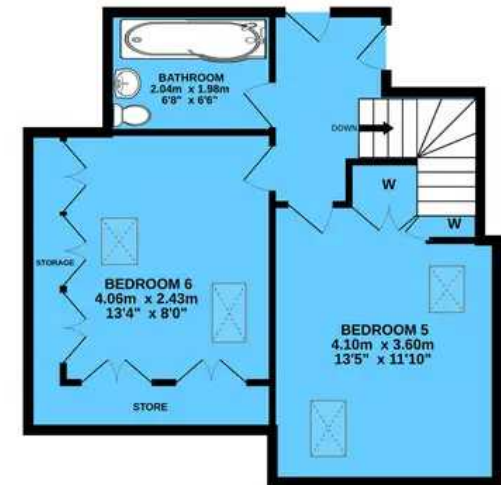
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 250.1 sq.m. (2692 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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