



17 CHURCH HILL CLOSE, SOLIHULL, B91 3JB

ASKING PRICE OF £529,950



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Spacious Dual Aspect Lounge/Diner
- Kitchen & Utility Room & Separate Wc
- Within Walking Distance of Solihull Town Centre
- Cul de Sac Position
- Garage & Driveway
- Gas Central Heating & Double Glazing

A four bedroom detached residence enjoying a cul de sac position within walking distance of Solihull town centre. The property benefits from having gas central heating and double glazing. The spacious accommodation briefly comprises; canopy porch, reception hall, spacious through lounge with dining area, kitchen, large utility room, separate wc, first floor landing, master bedroom with en suite bathroom/wc, three further bedrooms, family bathroom, separate wc, fore garden, driveway, garage and enclosed rear garden. No Upward Chain.



RECEPTION HALL

SPACIOUS LOUNGE/DINER 26' 0" x 12' 7" max 9' 7" min (7.92m x 3.84m max 2.92m min)

KITCHEN 10' 7" x 8' 8" (3.23m x 2.64m)

UTILITY ROOM

SEPARATE WC



FIRST FLOOR LANDING

MASTER BEDROOM 17' 3" x 8' 4" (5.26m x 2.54m)

ENSUITE BATHROOM/WC

BEDROOM TWO 13' 4" x 11' 3" (4.06m x 3.43m)

BEDROOM THREE 10' 1" x 9' 6" (3.07m x 2.9m)

BEDROOM FOUR 9' 9" max x 7' 3" max (2.97m x 2.21m)

FAMILY BATHROOM/WC

FORE GARDEN

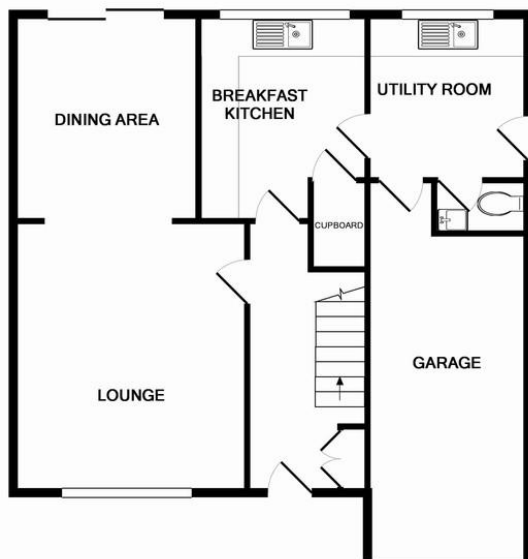
DRIVEWAY

GARAGE 16' 1" x 8' 6" (4.9m x 2.59m)

ENCLOSED REAR GARDEN

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



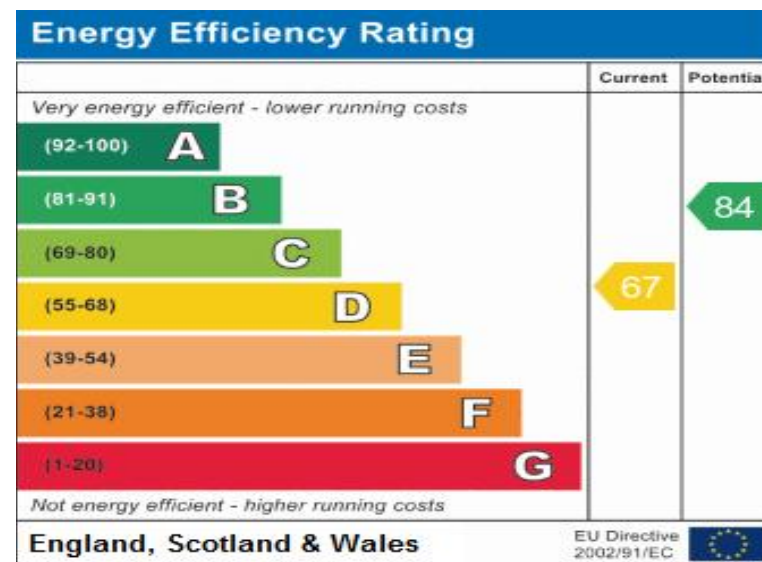


GROUND FLOOR



1ST FLOOR

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Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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