



35 CHURCH HILL CLOSE, SOLIHULL, B91 3JB

ASKING PRICE OF £495,000

EPC: C Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Four Bedroom Link Detached
- Highly Convenient Location
- Central Solihull
- Near Sought After Schools
- Solihull Station is Walkable
- Family Home
- Cul-de-sac
- Private Rear Garden



Enjoying a fabulous cul-de-sac location within close proximity of Solihull Town centre amenities, this four bedroom link-detached residence offers good family living accommodation and provides further scope for improvements too. Well situated for highly rated schools, Malvern Park, Solihull Railway Station and Waitrose. Benefitting from both Central heating and Double Glazing. The accommodation briefly comprises: porch, reception hall, spacious dual aspect living room, kitchen/diner, ground floor wc, first floor landing, four good size bedrooms and family bathroom with four piece suite. Outside to the front is lawn garden with a rockery and an in and out block paved drive. Integral garage. Attractive Lawn garden to side along with an enclosed private garden to rear. Viewing is essential.

ENTRANCE PORCH UPVC double glazed.

RECEPTION HALL Stairs off. Feature tiled floor.

L-SHAPED THROUGH LOUNGE 25' 5" x 12' 6" (7.764m x 3.831m)

Granite fireplace with fitted gas fire, UPVC double glazed patio doors to rear.

KITCHEN/DINER 16' 0" x 10' 9" (4.899m x 3.289m)

With fitted base and wall cupboard units, stainless steel sink unit, part tiled elevations, tiled flooring. Access to garage.

REAR LOBBY

GROUND FLOOR W/C Low level flush w/c, wash hand basin.



FIRST FLOOR LANDING

BEDROOM ONE (FRONT) 13' 3" x 11' 4" (4.043m x 3.467m)

Fitted wardrobes. Built-in wardrobe.

BEDROOM TWO (REAR) 11' 5" x 9' 8" (3.493m x 2.953m)

Double bedroom with built-in wardrobe.

BEDROOM THREE (FRONT) 10' 3" x 7' 1" (3.133m x 2.174m)

Good size.

BEDROOM FOUR (REAR) 12' 6" x 6' 5" (3.833m x 1.965m)

Double bedroom with dual aspect windows.

BATHROOM/WC 8' 5" x 5' 6" (2.579m x 1.681m)

Incorporating a four-piece white suite with panelled bath, shower cubicle, pedestal wash hand basin and low level flush wc. Part tiled elevations and floor tiling.



OUTSIDE

FRONT Block paved in and out drive. Lawned garden with feature rockery.

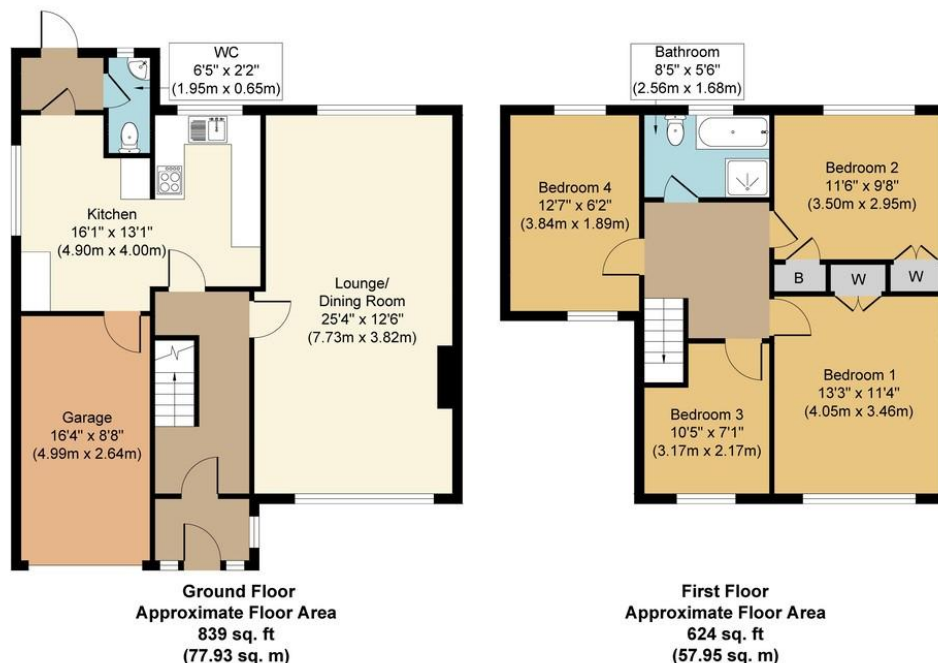
INTEGRAL GARAGE 13' 8" x 8' 7" (4.183m x 2.62m)

SIDE Attractive lawned garden with a variety of plants, trees and shrubs.

REAR Attractive fence enclosed lawned garden with paved patio areas.

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)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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