



HUNTERS[®]
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35 Jillcot Road, Solihull, B92 8JG

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£390,000

Extended Three-Bedroom Semi-Detached Home with Planning Permission for Further Extension

This beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, with the added benefit of approved planning permission for further extension, creating an excellent opportunity for future growth.

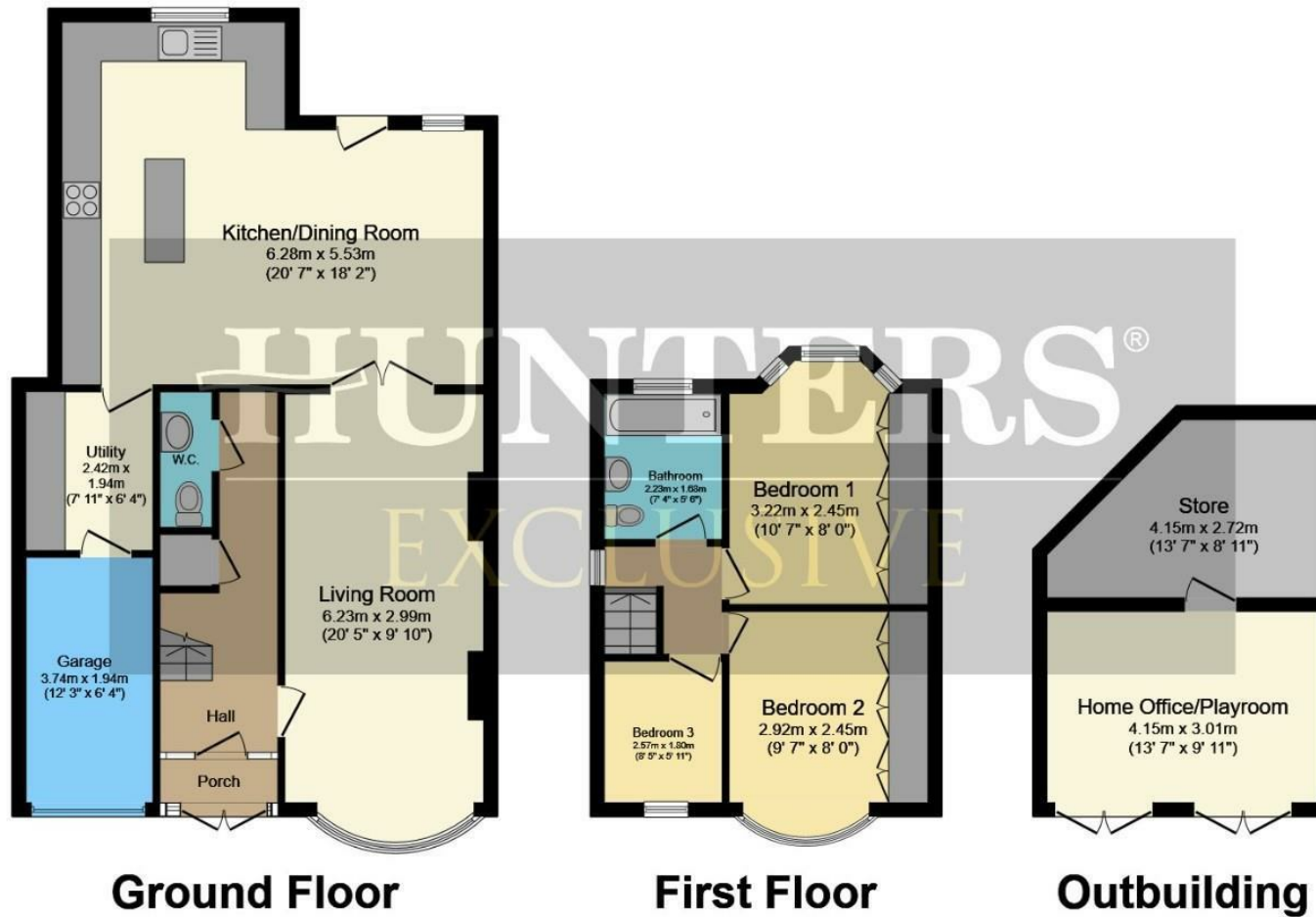
The heart of the home is the impressive family kitchen, designed for modern living and opening directly onto the landscaped rear garden. There is also a generous through lounge providing flexible living and dining space, ideal for both everyday family life and entertaining.

Externally, the property continues to impress with a substantial pergola seating area and a detached annexe offering excellent versatility — ideal for use as a home office, gym, studio or summer house.

Situated on a highly sought-after road in Solihull, the property enjoys convenient access to well-regarded local schools, everyday amenities and excellent transport links, making it an ideal choice for families.

Viewing is highly recommended to fully appreciate the accommodation and future potential on offer.

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Total floor area 130.4 sq.m. (1,404 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
		82
	64	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Location

Solihull is renowned for its excellent range of amenities and quality of life, including the popular Touchwood Shopping Centre, Tudor Grange Leisure Centre and Swimming Pool, Tudor Grange Park and athletics facilities.

The area benefits from an outstanding selection of educational options across all age groups, including both state and independent schools.

For commuters, Solihull Railway Station provides regular services to Birmingham (approximately 8 miles away) and London Marylebone. The National Exhibition Centre (NEC), Birmingham International Airport and Railway Station are all within approximately a 10–15 minute drive, while the nearby M42 motorway provides excellent connectivity to the M1, M5, M6 and M40 networks.

Living Room

20'5 x 9'10

Kitchen / Dining Room

20'7 x 18'2

Utility

7'11 x 6'4

Bedroom One

10'7 x 8'0

Bedroom Two

9'7 x 8'0

Bedroom Three

8'5 x 5'11

Bathroom

7'4 x 5'6

Home Office / Play Room

13'7 x 9'11

Store Room

13'7 x 8'11

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Energy Efficiency Rating

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of buying this property or home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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