

19 Church Hill Close

Solihull, B91 3JB





AN EXTENDED FOUR BEDROOM DETACHED PROPERTY

- FOUR BEDROOMS
- LOUNGE
- EXTENDED KITCHEN
- DINING ROOM
- DOWNSTAIRS WC
- EN-SUITE
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- CLOSE TO LOCAL AMENITIES
- GARAGE

A spacious four bedroom detached property in a quiet cul-de-sac setting, within walking distance of Solihull Town Centre. The accommodation briefly comprises of a porch, lounge, extended dining room, extended breakfast kitchen with an Island, downstairs WC, master bedroom with en-suite and three further good sized bedrooms with a family bathroom. Upstairs there is a master bedroom with en-suite, three further good sized bedrooms and a family bathroom. Downstairs there is a lounge, extended dining room, extended kitchen with an island and a downstairs WC. Within walking distance to all age local schools and colleges.



APPROACH

Set in a beautiful cul-de-sac location with a block paved driveway and lawn.

PORCH

Brick built with tiled flooring.

HALLWAY

Tiled flooring with spotlights, doors leading to the lounge and kitchen and under stairs storage cupboard.

LOUNGE

Window to the front elevation. Wooden flooring, double doors leading to the dining room and a fireplace with an electric fire.

DINING ROOM

Wooden flooring and double doors to garden.

KITCHEN

A beautiful extended kitchen window, a window to the rear elevation. Tiled flooring, door to garden, doors to downstairs WC and garage. Island with wooden work surfaces and storage. Gas hob, electric double oven, wine storage, space for a fridge/freezer, integrated washing machine and dishwasher.

DOWNSTAIRS WC

Tiled flooring, window to the side elevation, low level WC and sink.

LANDING

A spacious landing with a loft hatch and spotlights.

MASTER BEDROOM

Large window to front, fitted air conditioning unit and a double set of fitted wardrobes.

EN-SUITE

Tiled flooring, corner shower cubicle, fully tiled walls, low level WC, sink, storage cupboards, heated towel rail and window to front.

BEDROOM TWO

Window to the rear elevation and a single storage cupboard.

BEDROOM THREE

Window to front elevation with double fitted wardrobes.

BEDROOM FOUR

Window to rear and double fitted wardrobes.

FAMILY BATHROOM

Window to the rear elevation. Tiled floors, heated towel rail, low level WC, sink, bath with shower over and spotlights.

GARDEN

Porcelain tiled to patio area, outdoor tap, shed, mainly laid to lawn and mature trees.

GARAGE

Integral garage with a light.









Asking Price Of £615,000

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)

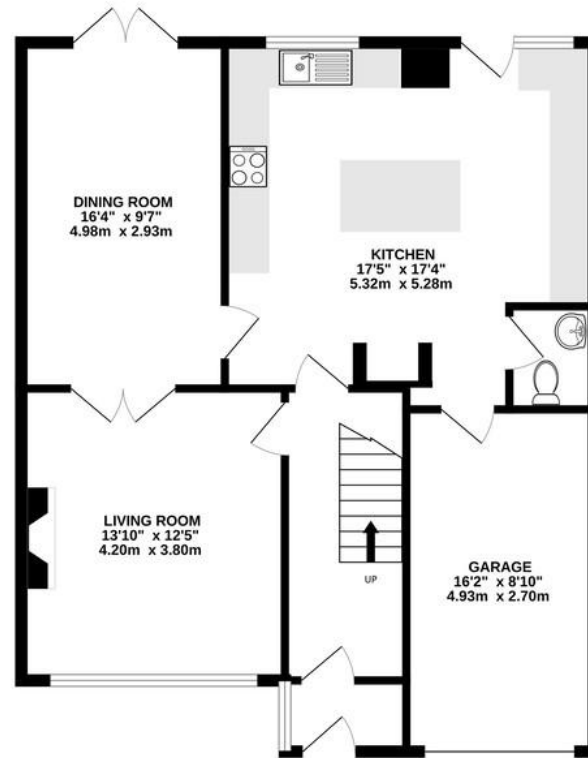
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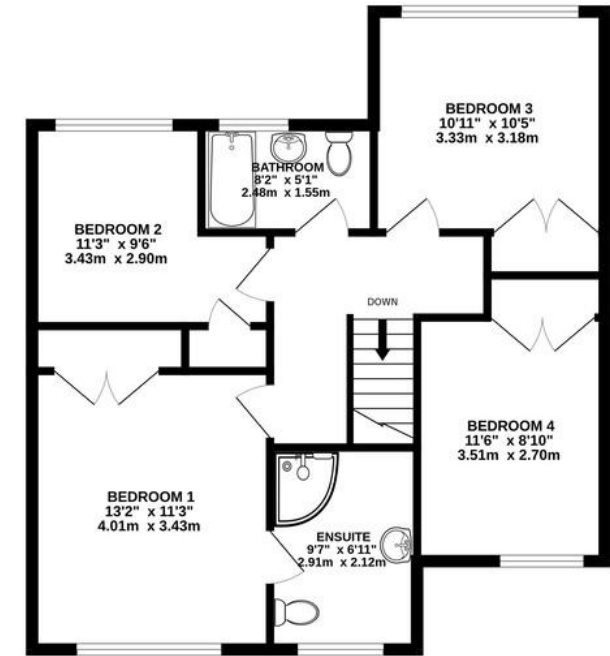


Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 sq.m.) 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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Floorplan – For identification purposes only



The graph shows this property's current and potential energy rating.