
melvyn
Danes
ESTATE AGENTS
Church Hill Close
Solihull
Offers Around £459,950

## Description

This extended Bryant built link detached house situated close to the town centre in the heart of Solihull B91; just a stones throw from St Alphege Church and the High Street.

Church Hill Close leads directly off Church Hill Road and the town centre of Solihull. A most appealing location offering the benefit of close proximity to the town centre yet enjoying the privacy of a cul-de-sac location. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College. Further down there is Widney Manor Railway Station with commuter services to London and Birmingham.

Travelling away from Solihull along Blossomfield Road one will join Marshall Lake Road where one will find Sears Retail Park. Marshall Lake Road joins the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green, and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location therefore for this link detached property which is in need of some updating in part but has been lovingly maintained for many years by the current owners. The property has a private garden to the rear and accommodation that is arranged over two floors and really does require internal inspection to appreciated the proportions of the rooms and the potential offered by this property.













## Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE
14'0" x 12'7" (4.27m x 3.84m)

SPLIT LEVEL DINING AREA
10'7" x 9'8" (3.23m x 2.95m)

REFITTED KITCHEN
10'6" x 8'10" (3.20m x 2.69m)

UTILITY AREA

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE
13'52 x 11'5" (3.96m x 3.48m)

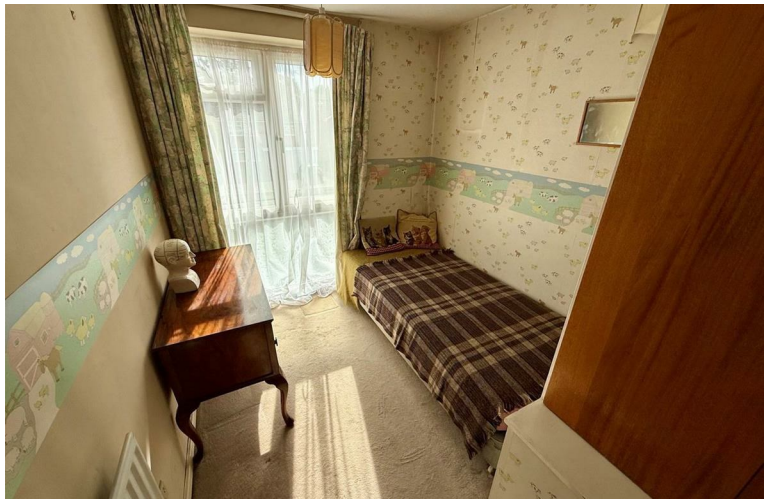
BEDROOM TWO
10'4" x 9'6" (3.15m x 2.90m)

BEDROOM THREE
9'10" max 7'3" (3.00m max 2.21m)

SHOWER ROOM

SIDE GARAGE
16'4" x 8'5" (4.98m x 2.57m)

PRIVATE REAR GARDEN







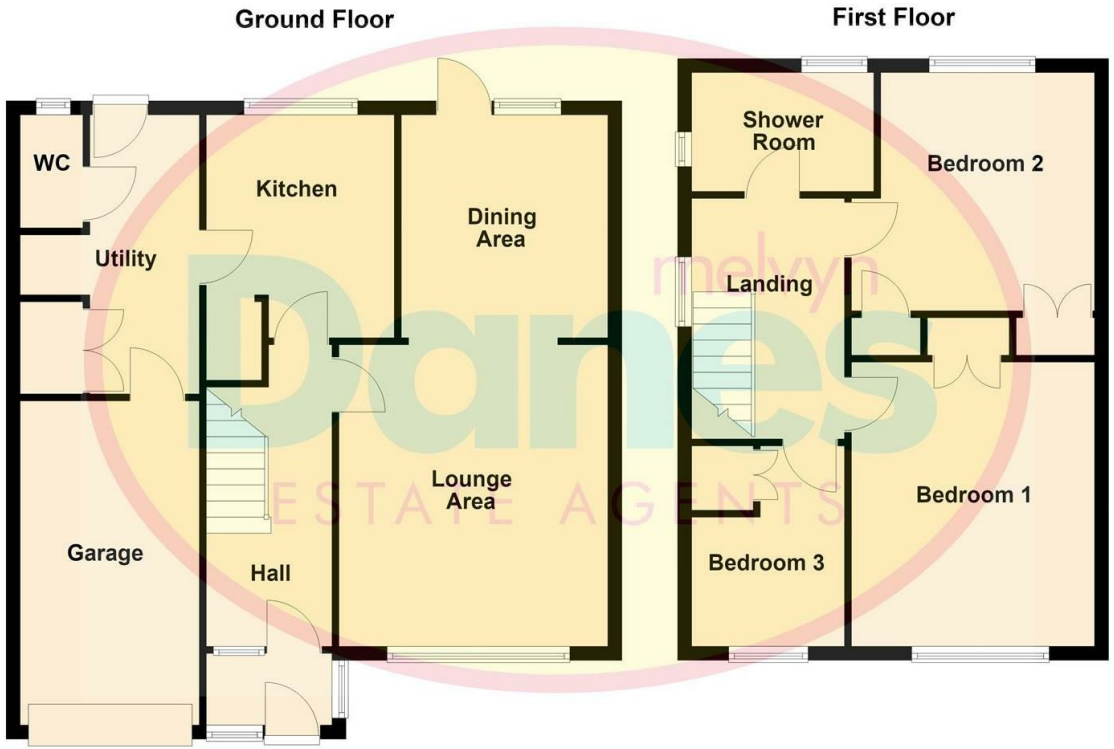
**TENURE: We are advised that the property is Freehold.**

**These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.**

**BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 06/8/2026 we understand that the standard broadband download speed at the property is around 13 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.**

**MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.**

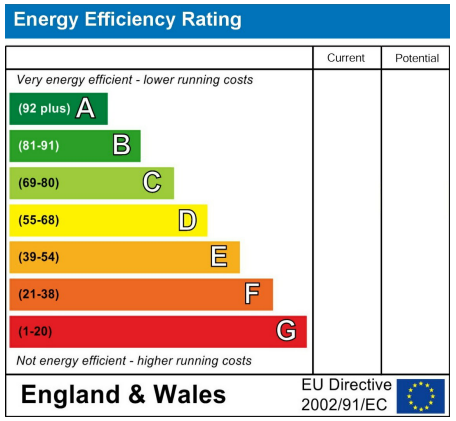
**REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.**







## 31 Church Hill Close Solihull Solihull B91 3JB
## Council Tax Band: E




Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.