



melvyn
Danes
ESTATE AGENTS

Church Hill Road

Solihull

Asking Price £850,000

Description

A premium semi detached residence in the heart of Solihull B91 retaining a wealth of original features and just a few minutes walk from St Alphege Church and Solihull High Street. A most appealing location offering the benefit of close proximity to the centre yet enjoying a leafy outlook. 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.

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 extended semi detached property which occupies a generous plot. Sitting back from the road behind an attractive fore garden with mature shrubs and path leading to the vestibule and porch access.

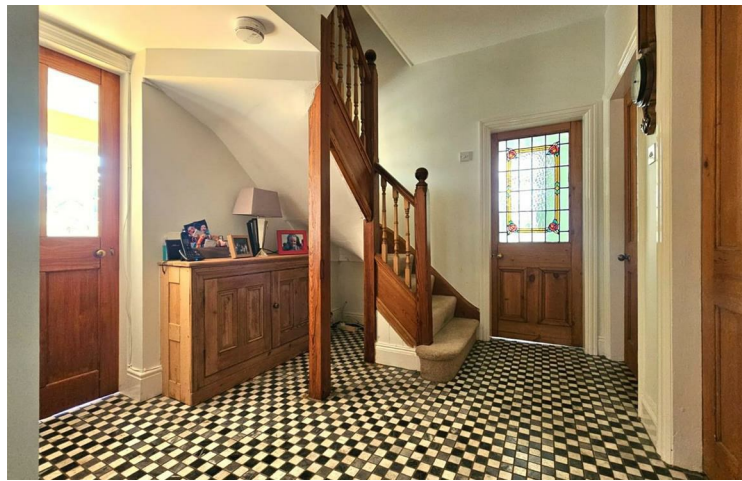
Running parallel to the accommodation is Church Hill Close where side gate access can be found allowing parking for numerous vehicles and access into the double garage.

The property is accessed via a traditional front door into the porch and a further door into the hallway that allows access to the first floor and various reception rooms.

The accommodation has been vastly improved and tastefully extended by the current owners and comprises of dining room with large bay window, extended living room with feature fire place and access into the family room, extended kitchen breakfast room, attractive bay window seat, pantry storage and access into the cellar/utility and the family room. The family room is a bright room with multi fuel burning stove and French doors onto the gardens with the cellar also being a great space with elevated windows, an ideal gym or play room and has access into the utility area of the property housing the boiler, washers and dryers.

To the first floor we have four bedrooms two of which have well fitted en-suites. All four bedrooms are generous doubles, two of which have fitted wardrobe storage. On this floor the family bathroom can be found and also drop down ladder access to the loft space.

To the rear we have mature, attractive rear gardens with porcelain patio and winding path leading to the parking and double garage. With mature hedgerows and planted borders and also benefiting from a shed and greenhouse.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

12'0" x 12'5"

Living Room

20'8" x 12'5"

Family Room

15'10" max x 20'7" max

Kitchen

24'5" x 11'11"

Cellar

24'5" x 11'11"

Ground Floor WC

Bedroom One

15'3" max x 11'11"

En-Suite

Bedroom Two

8'5" x 11'1"

En-Suite

Bedroom Three

12'0" x 12'10"

Bedroom Four

11'8" x 12'10"

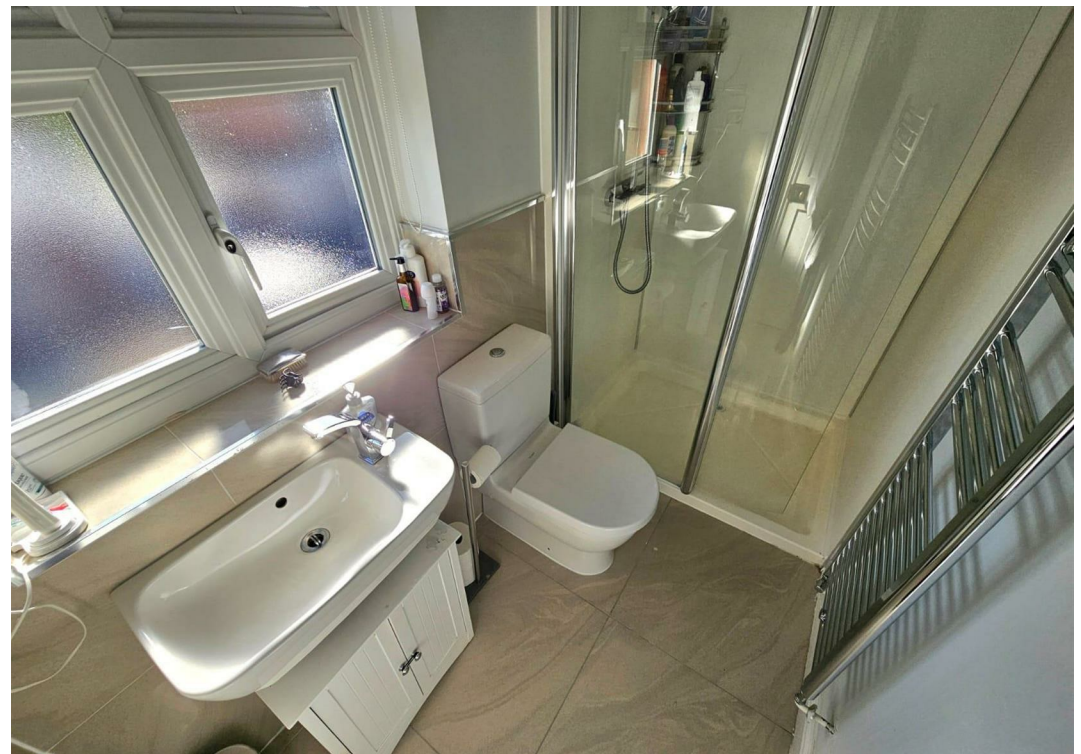
Bathroom

Double Garage

Private Rear Gardens

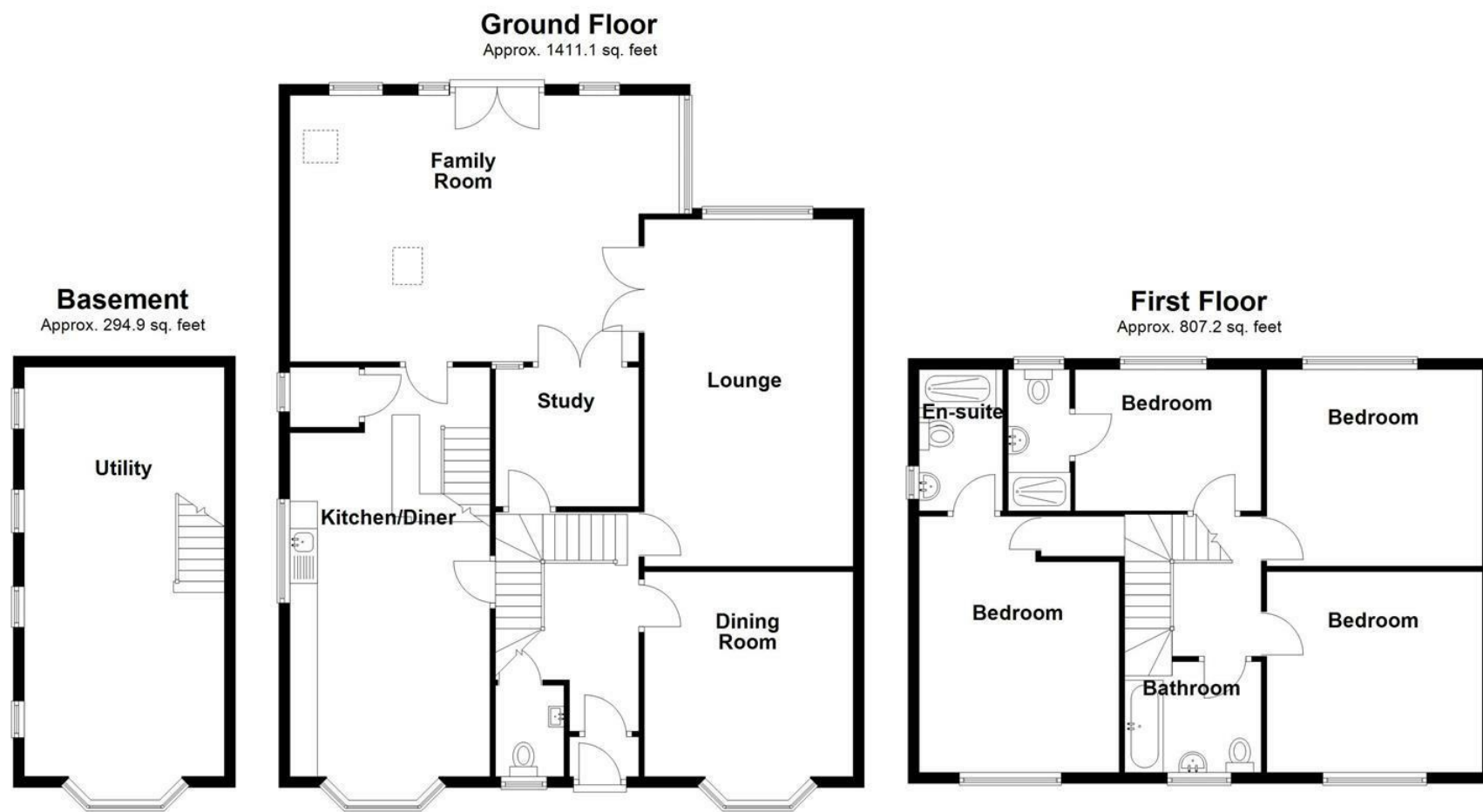
Off Road Parking











Total area: approx. 2513.2 sq. feet

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.

TENURE: We are advised that the property is freehold

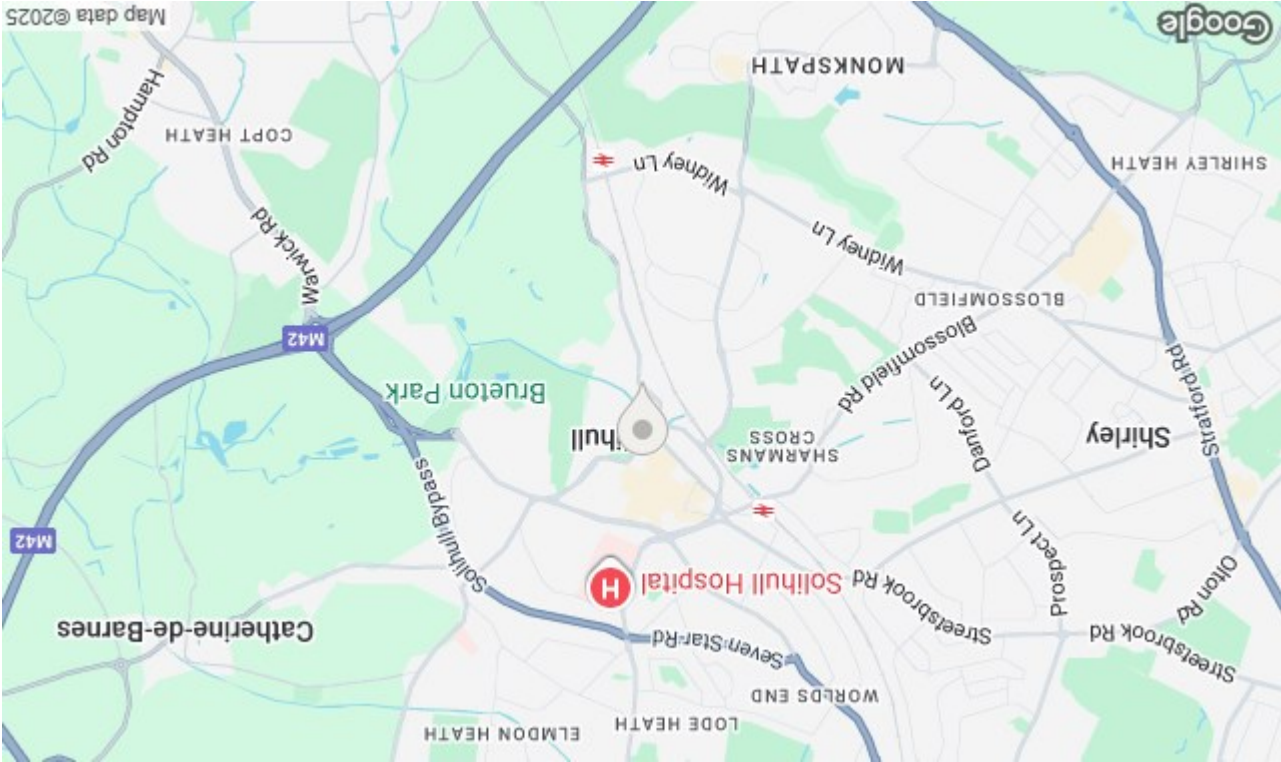
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 1/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 1/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.



72 Church Hill Road Solihull West Midlands B91 3JA Council Tax Band: E

