



78 Church Hill Road, Solihull, B91 3JH

Price Guide **£600,000**

- Superbly Refurbished & Extended
- Four/Five Bedrooms
- Beautiful Kitchen/Diner & Utility
- Private Southerly Facing Garden

- Within Walking Distance to Town Centre
- Two Reception Rooms, Study/Bed Five
- Tudor Grange Academy Catchment

0121 709 3300

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A stunning extended semi detached property which has been remodelled & totally refurbished throughout to a very high standard & is situated on a popular road within walking distance of the town centre. Set behind a wide tarmac drive, the property is entered via the covered porch into a vestibule with door leading off to a delightful lounge & beautiful light filled kitchen/diner, fitted with modern units that leads off to a spacious sitting room & inner hallway leading to study/bedroom five, large utility, ground floor shower room & garage store. On the first floor the landing has doors leading to three double bedrooms, the master has a large walk in wardrobe & benefits from an ensuite, family bathroom. The property enjoys a well established private garden with a South West facing aspect.

APPROACH

SITTING ROOM

13'7" (4.2M) X 12' 1" (3.7M)

KITCHEN/DINER

15' 4" (4.7M) X 14' 7" (4.5M)

LOUNGE

28'5" (8.7M) X 11' 1" (3.4M)

STUDY/BED FIVE

7'8" (2.4M) X 5' 9" (1.8M)

BEDROOM FOUR

13'7" (4.2M) X 8' 2" (2.5M)

UTILITY

10'4" (3.2M) X 5' 5" (1.7M)

GROUND FLOOR SHOWER ROOM

8'5" (2.6M) X 4' 9" (1.5M)

BEDROOM ONE (FRONT)

12' 7" (3.9M) X 11' 1" (3.4M)

ENSUITE

BEDROOM TWO (FRONT)

10' 5" (3.2M) X 8' 5" (2.6M)

BEDROOM THREE (REAR)

13'4" (4.1M) X 12' 1" (3.7M)

BATHROOM

GARAGE/STORE

7'8" (2.4M) X 4' 5" (1.4M) MAX

SOUTHERLY REAR GARDEN



Situated on a popular road within close walking distance to the town centre & close proximity to Brueton & Malvern parks

The property is conveniently located for all amenities & within easy walking distance for shopping, the train station with links to London Marylebone & Birmingham Snowhill, St Alphege Infant & Junior school & highly sought-after Tudor Grange Academy.

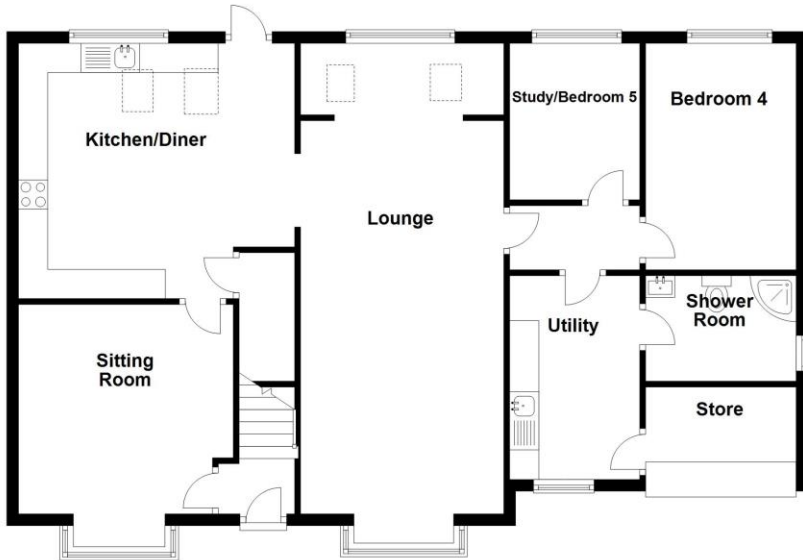
In addition, there are a wide range of recreational clubs/facilities including Blossomfield cricket & tennis clubs, Silhillians Rugby club & private gyms- David Lloyd & Bannantyne are all close by.

Solihull town centre offers excellent state & independent schools. Touchwood shopping centre with John Lewis department store, a wide range of shops & independent restaurant, bars and cinema.

Within easy reach of the M40 & M42 motorway networks, Birmingham International airport, train station, Resorts World & Genting Arena are only 4 miles away close to Junction 6 off the M42.



Ground Floor
Approx. 105.1 sq. metres (1131.4 sq. feet)



First Floor
Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 159.3 sq. metres (1714.5 sq. feet)



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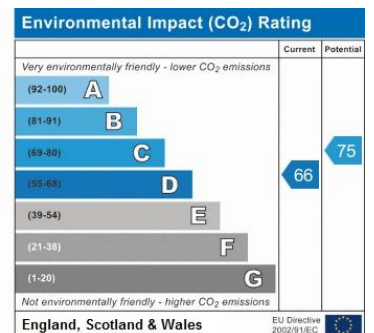
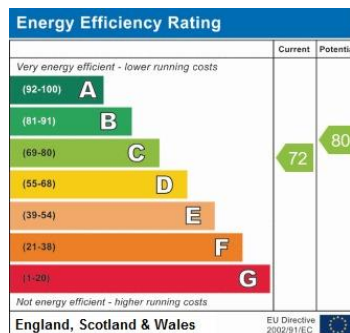
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