



74 Church Hill Road, Solihull B91 3JA

www.simonburthomes.co.uk

£650,000

Key Features

Canopy Porch
 Reception Hall
 Inner Hallway
 Lounge with Log Burner
 Dining Room
 Sitting Room with Log Burner
 Re-Fitted Breakfast Kitchen
 Utility Area
 Guest Cloakroom
 Four Bedrooms
 Box Room
 En-Suite
 Family Bathroom
 Separate WC
 Gas Central Heating
 Double Glazing
 Driveway Parking
 Garage
 Delightful Gardens to the Front, Side and Rear

74 Church Hill Road is a delightful, beautifully presented, traditional, four bedroomed, detached family home, enjoying a most convenient location within a short strolling distance of Solihull Town Centre.

Vendor's Comments

We have lived here for 29 years and it has been a wonderful, spacious, family home, within easy walking distance of our local shop – John Lewis!

Five years ago we installed two log burners which made the house warm and cosy in the winter and has added greatly to its charm

Tenure

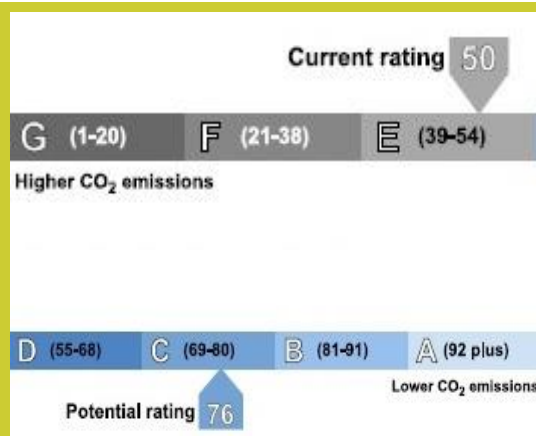
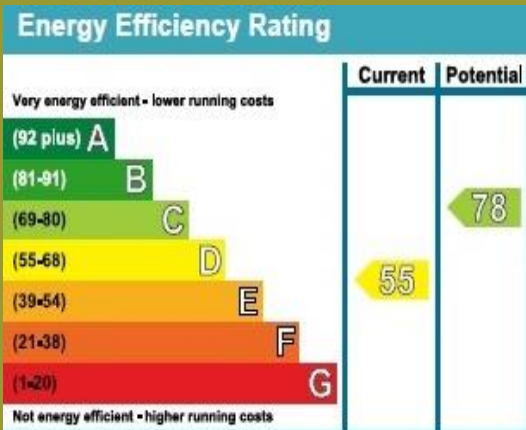
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

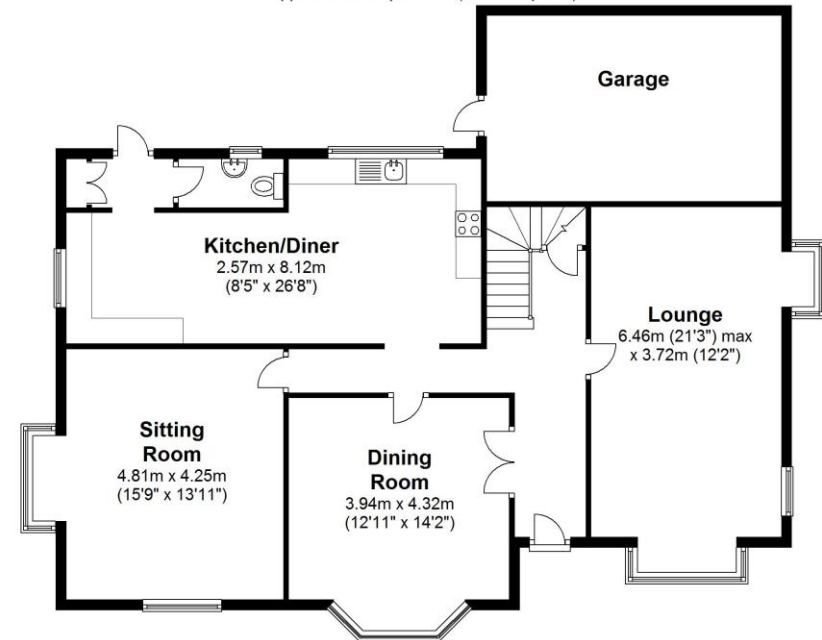
Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



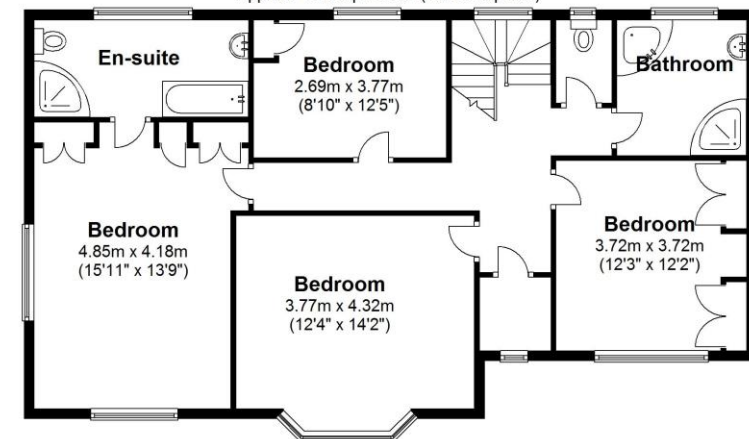
Ground Floor

Approx. 131.6 sq. metres (1416.4 sq. feet)



First Floor

Approx. 95.5 sq. metres (1028.0 sq. feet)



Total area: approx. 227.1 sq. metres (2444.4 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



