



Church Hill Road  
Solihull  
West Midlands  
B91 3JH

Offers In Excess Of £302,000

bettermove

# Church Hill Road Solihull

Bettermove are proud to present this 3 bedroom semi-detached house in Solihull available with no forward chain/welcoming cash buyers only.

A three bedroom character residence situated in a sought after location, in need of complete refurbishment and modernisation. The property is within walking distance of Solihull town centre and has further scope for development (STPP). The property comprises; lounge, dining room, kitchen, first floor landing, two bedrooms, bathroom/wc, attic room, off road parking, side garge/store and enclosed rear garden.

All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






**Ground Floor**

**First Floor**

**Second Floor**

**Approx. Gross Internal Floor Area 1,195 sq. ft. (111.0 sq. m.)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>1</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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