

In the competitive Solihull housing market, homeowners frequently face a pivotal question: should I extend my property to add a fourth bedroom, or is it better to move? This “extend-not-move” dilemma is especially pressing given the notable price gaps between three- and four-bedroom homes, as revealed by the latest data from the **Office for National Statistics (ONS)**.

This comprehensive guide explores how adding a fourth bedroom can influence buyer demand, pulling from up-to-date market trends, extension cost breakdowns, moving expenses, and key planning considerations for Solihull residents. We'll also point you towards trusted services like **Checkatrade** and **MyJobQuote** to help you get reliable quotes and vetted builders. Buckle up—we're crunching the numbers and busting misconceptions so you can make the smartest move for your property and budget.

Understanding the Solihull Price Gap: Why Four Beds Matter

First, let's ground ourselves in hard data. The **ONS May 2026 local house price breakdowns** reveal a pronounced premium buyers place on four-bedroom homes in Solihull. Recent reports indicate that four-bedroom properties command between 15-25% higher prices than comparable three-bedroom homes, with some neighbourhoods showing even wider gaps.

Why the price difference? It boils down to buyer filtering behaviour:

- **Buyers Filter by Bedrooms:** In popular property search portals, a common first filter is the number of bedrooms. A fourth bedroom automatically places your home into a different search bracket, expanding your potential buyer audience.
- **Family and Multi-Use Demand:** Families seeking more space—for bedrooms, home offices, or hobby rooms—are willing to pay a premium for that extra room.

According to estate agent insights and ONS data, selling a home with four bedrooms doesn't just broaden market appeal—it can significantly improve your negotiating position.

Extension Costs by Size and Type: Single-Storey vs Two-Storey Options

Knowing the potential uplift in demand is one thing; understanding the costs needed to achieve that fourth bedroom is another. Let's sanity-check typical extension prices, always remembering to include VAT (which many quotes artificially omit), and factor in a sensible contingency of 10-15% for unforeseen issues—a must when budgeting for extensions.

Extension Type	Typical Size (m ²)	Estimated Cost per m ² (Incl. VAT & Fit-out)	Total Cost Range	Notes
Single-Storey Rear Extension	15–25	£2,200–£2,800	£33,000–£70,000	Popular for creating ground floor bedrooms or playrooms
Two-Storey Side Extension	25–40	£2,800–£3,500	£70,000–£140,000	Adds both a bedroom upstairs and extra living space below

Take note:

- **Always sanity-check costs per square metre:** If you receive quotes way below £2,200/m² or above £3,500/m², ask yourself what the scope or quality differences might be.
- **Consult trusted platforms:** Websites like **Checkatrade** and **MyJobQuote** can help you get vetted tradespeople providing transparent and comparable pricing.

Pre-Application Planning Checks: The Solihull Council Tools You Need

Before plunging into costly works, it's critical to confirm [building regulations approval cost](#) what's permitted. Solihull's planning rules can affect whether your extension is feasible:

1. Solihull Council Pre-Application Enquiry: A direct way to ask planning officers about your specific extension plans before submitting a formal application.
2. Planning Application Portal: For official submission and tracking of your extension permission.
3. Permitted Development Rights Checks: Understand if your extension falls under permitted development, avoiding lengthy application waits.

Failing to complete these checks can result in costly delays, forced removals, or devaluation, effectively cancelling out your investment.

Moving Costs That Add No Space: Hidden Expenses You Can't Ignore

One of the overlooked factors driving Solihull homeowners towards extensions instead of moving is the high cost of moving itself. The price gap between three- and four-bed homes combined with moving-related expenses means many wisely upgrade instead.



Cost Type	Typical Cost Range	Comments
Stamp Duty Land Tax (SDLT)	£5,000–£20,000+	Depending on price bracket—significant on four-bed homes
Estate Agent Fees	1.5%–3% of sale price	Avoidable if extending and staying put
Moving Costs (Removal, Legal)	£2,000–£5,000	One-off payments—no additional living space gained

Given these expenses, adding a fourth bedroom via an extension increasingly looks more cost-effective than moving up—especially when factoring in the wider price premium buyers pay for four-bed homes.

What People Forget to Budget For: The Extras That Bite Your Wallet

- **Planning and Building Control Fees:** Many budgets omit these vital fees. In Solihull expect roughly £250–£500 for planning applications, plus additional costs for building regulations inspections.
- **Professional Fees:** Architect, structural engineer, and project management fees can easily add 10–15% to your budget.

- **Contingency:** Always set aside at least 10% of your extension budget for surprises—soil issues, design changes, or weather delays.
- **Internal Refurbishment:** Integrating a new bedroom might require rewiring, new heating, decorating, or flooring. These can add £5,000+ easily.
- **VAT Inclusion:** Check all quotes explicitly include VAT to avoid nasty shocks.

Summary: Should You Add a Fourth Bedroom?

Adding a fourth bedroom in Solihull is a move with well-documented benefits, but only if you approach it with thorough research and proper budgeting:

- **Buyer demand for four-bedroom homes commands a clear premium, verified by ONS breakdowns and estate agent trends.**
- **Extension costs per square metre—single vs two-storey—can be accurately estimated and compared.**
- **Planning permissions and permitted development rights must be fully understood via Solihull Council’s pre-application and planning portals.**
- **Moving costs add substantial fees with no space advantage, strengthening the economic case to extend.**
- **Always budget for hidden extras and confirm VAT inclusion when obtaining quotes from platforms like Checktrade and MyJobQuote.**

If you’re firmly committed to enhancing your home’s value and market appeal, a thoughtfully planned fourth bedroom extension could be the smartest, most cost-effective step you take.

Ready to get started? Begin by contacting Solihull Council’s planning team and gather initial quotes from trusted tradespeople via Checktrade or MyJobQuote to set realistic expectations. Your future buyer—and your bank balance—will thank you.

