

The Solihull housing market has been a hot topic recently, particularly following the **Office for National Statistics' (ONS)** report revealing a 5.3% rise in prices for semi-detached homes. This figure, published in the ONS May 2026 local house price breakdowns, offers critical insight <https://solihullobservers.co.uk/lifestyle/why-solihull-homeowners-are-extending-instead-of-selling-up/> into what's driving demand and pricing pressures in this thriving West Midlands borough. But what underpins this increase? And why are more homeowners opting to extend their current properties instead of moving?

Understanding the 5.3% Rise in Semi-Detached Prices: What Does the ONS Tell Us?

The ONS data is an invaluable resource for analysing local market trends. Their Solihull house price breakdown highlights that semi-detached properties — long popular with young families seeking a balance between space and affordability — have climbed 5.3% in average price over the last year. This figure is well above average inflation rates and hints at a tightening market focused on family homes.

The surge links closely to the borough's growing appeal, boosted by good schools, green spaces, and excellent transport links. However, it also reflects a crunch point with supply struggling to keep pace with demand — particularly for homes that accommodate families comfortably without requiring immediate upgrades or costly moves.

Price Gap Driving "Extend, Not Move" Decisions

One of the most consequential outcomes of rising semi-detached prices is the widening price gap pushing homeowners to rethink their strategies. With prices ticking up steeply, many families find moving to a larger semi-detached or detached house increasingly out of reach.



Here, extension and renovation emerge as smart alternatives. The cost of adding space is often significantly less than the premium demanded by sellers for bigger homes. Many locals lean on resources like *Checkatrade* and

MyJobQuote to find trusted builders and tradespeople to deliver extensions or loft conversions, benefiting from their verified reviews and transparent pricing.



What People Forget to Budget for When Extending

- **Planning and Permitted Development Checks:** Properties in Solihull often fall under conservation areas or planning restrictions, so using the Solihull Council pre-application enquiry can clarify what's feasible upfront.
- **Council Planning Applications:** Allow time and budget for submitting a full planning application if the project exceeds permitted development rights.
- **VAT and Fees:** It's all too common for quotes to omit VAT or building control fees — always check with your contractor to avoid surprises.
- **Contingency Budget:** Aim for at least 10-15% over your estimate for unforeseen costs.

Extension Costs: What You Can Expect in Solihull

Cost per square metre is the best sanity check when estimating extension budgets, and Solihull follows national norms adjusted for local contractor pricing.

Extension Type	Average Cost per m2	Typical Size Range (m2)	Estimated Total Cost Range (Including VAT & Fees)
Single-Storey Rear Extension	£1,800 - £2,200	15 - 30	£27,000 - £66,000
Two-Storey Side/Rear Extension	£2,200 - £3,000	30 - 50	£66,000 - £150,000

Popular for kitchen/breakfast rooms; often permitted development. Adds significant living & bedroom space; generally requires planning permission.

These prices reflect mid-range quality with trusted local builders found via platforms like *Checkatrade* and *MyJobQuote*, who also factor in VAT and necessary fees. While this may seem steep compared to the casual “it depends” estimates often aired, it's a realistic budget to keep your extension move streamlined and compliant.

Why Moving Is Costlier Than You Think

Many homeowners underestimate how moving fails to add physical space and comes with significant extra costs that don't appear upfront:

- **Stamp Duty Land Tax (SDLT):** The semi-detached price rise means SDLT can leap by thousands of pounds on a new home purchase.
- **Legal and Estate Agent Fees:** Solicitor and agent fees often add 2-3% of the purchase price.
- **Survey Fees and Removal Costs:** Typically thousands more depending on property size and distance moved.
- **Setting Up New Utilities and Services:** A hassle and additional expenditure that moving families often overlook.

In many cases, when you add these to higher purchase prices revealed in the ONS Solihull trends, staying put and extending is financially more sensible — especially for families needing more bedrooms or living space.

Using Solihull Council Resources: Essential Checks Before You Start

Before committing to an extension project, it's worth using Solihull Council's online tools and services to smooth your build and avoid costly delays:

1. **Pre-Application Enquiry:** Submit a detailed plan of your intended extension to get official feedback on likely approval conditions.
2. **Planning Application Submission:** Carefully check if your project exceeds permitted development rights and submit a planning application if needed.
3. **Permitted Development Rights Check:** Understand limits on size, height, and site coverage specific to your property type and conservation zone.

Failing to check these upfront is a common pitfall that can add months and extra costs to your extension timetable.

The Demand for Family Homes Fuelling Semi-Detached Price Growth

The underpinning driver behind Solihull's price rise in semi-detached properties is simple: **demand for family homes remains exceptionally strong**. With growing families, strong local schools, and community amenities, Solihull is a magnet for buyers who want a safe, spacious environment. The increase also reflects a scarcity of new semi-detached homes coming to market, making existing ones more valuable and driving the move-to-extend trend.

Summary

In summary, the rise of 5.3% in semi-detached prices in Solihull is no accident but a reflection of strong local demand combined with limited new supply. Many families find financial sense in extending their current homes, supported by reliable platforms like *Checkatrade* and *MyJobQuote* to obtain quotes and feedback. Knowledgeable use of Solihull Council's pre-application and planning tools reduces risk and keeps projects on track.

For those weighing their housing options, it's crucial to consider full costs — including moving fees and stamp duty — versus extension budgets calculated per square metre. Armed with this clarity, Solihull homeowners can make confident decisions that suit both their lifestyle and finances.