

For many homeowners in Solihull, the classic dilemma comes down to this: Should I extend my current terraced home or sell up and move to a semi-detached property? With the local property market constantly evolving, it's a question that demands more than just gut feeling or hearsay. Today, we'll break down the numbers, look at the hidden costs, and help you sanity-check whether extending is genuinely more cost-effective than moving — or if the famed “terraced to semi gap £83,000” is worth paying to avoid the upheaval.

The Solihull Property Price Gap: What the Numbers Tell Us

The Office for National Statistics (ONS) released fresh local house price breakdowns in May 2026, shining much-needed light on the pricing dynamics in Solihull. According to their data, the average price difference between a terraced house and a semi-detached home sits at about £83,000. This gap is a key driver pushing homeowners to consider whether to “extend not move.”

Why? Simply put: the price you pay to move to a semi is significant. Add to this the often-overlooked moving costs — think stamp duty, estate agent fees, conveyancing, and relocation expenses — and suddenly the number balloons.

The Hidden Moving Costs You Probably Forget

When factoring in moving costs, MyJobQuote data estimates an average additional spend of about **£13,018** for Solihull homeowners changing address. This figure includes:

- Stamp Duty Land Tax (SDLT)
- Estate agents' fees (usually 1-1.5% of the sale price)
- Solicitor/conveyancing fees
- Removal costs
- Disconnection and reconnection of utilities

Many simply underestimate these expenses or don't budget for them properly, leading to nasty surprises during the selling/buying process.

Extension Costs in Solihull: Types and Sizes Matter

Extending a terraced home is not a one-size-fits-all affair. The cost depends heavily on size, scope, and solihullobservers.co whether you plan a single-storey or a two-storey addition. Let's break down typical costs you can expect, sanity-checked against local Checkatrade averages, and factor in VAT where applicable.

Extension Type	Typical Size (sqm)	Average Cost per sqm (£)	Estimated Total Cost (£)
Single-storey rear extension	20-30	£1,800 - £2,300	£36,000 - £69,000
Two-storey side/rear extension	40-50	£2,000 - £2,700	£80,000 - £135,000

The wide ranges reflect variables like internal fixtures, foundation complexity (important in terraces with shared walls), and whether you need specialist damp proofing or structural alterations. Checkatrade's Solihull subcontractors confirm many homeowners lean toward single-storey extensions to save costs, but for families hungry for space, two-storey additions offer a better long-term value.

Planning and Permission: Don't Ignore Solihull Council's Process

One common pitfall many homeowners forget is the planning stage. If your terraced home lies in a conservation area or has neighbour constraints, your options may be restricted. This is where the **Solihull Council pre-application enquiry** tool is invaluable. It provides an early indication of planning permission requirements and avoids costly redesigns later.

In many cases, your project might fall under *permitted development rights*, which simplifies permissions but comes with strict size or appearance restrictions—especially for terraces. Using Solihull Council’s **planning application and permitted development checks** early can save months of delays and expedition fees.

Comparing Extend vs. Move: Crunching the Whole Budget

Here’s where the rubber meets the road: Should you invest £50,000 to £80,000 on an extension or pay an £83,000 premium (plus moving costs) to become a semi owner? Let’s break this down carefully.

- **Extension cost comparison:** A practical, modest single-storey extension might come in around £45,000 after VAT and contingency. This creates valuable extra living space tailored to your needs.
- **Moving to a semi:** Start with an £83,000 price gap, add typical Solihull moving costs of £13,018 (MyJobQuote’s average) and you’re looking at over £96,000 upfront.
- **Time and hassle:** Extensions can be disruptive—but moving house involves selling, searching, legal trusts, school transitions, and emotional upheaval.
- **Value uplift:** A well-done extension can boost your property value by more than its cost. Meanwhile, buying a semi gives you immediate space but may assume future growth in value.

Table: Cost Summary Extend vs. Move in Solihull

Category	Extend (Single-Storey)	Move to Semi	Base Cost	£45,000	£83,000 (price gap)	Moving & Ancillary Costs
£0	£13,018	Planning & Misc.	£1,500 - £3,000	£0	Total Estimated Outlay	£46,500 - £48,000
						£96,018

What People Forget to Budget For

- **Contingency:** Always add 10-15% contingency on extensions for surprises like ground condition issues or design tweaks.
- **VAT Clarity:** Some quotes exclude VAT, inflating actual costs. Always confirm with your contractor or Checkatrade tradespeople if VAT is included.
- **Neighbour Disputes:** Terraced houses mean party walls. You may need Party Wall Agreements adding legal fees and time delays.
- **Increased Running Costs:** A larger home means more heating, insurance, and maintenance—factors that often go missing from upfront calculations.
- **Resale Value Nuances:** If your extension is done poorly or unpermitted, resale could suffer.

Final Verdict: Does Extending Still Beat Moving in Solihull’s Terraced-to-Semi Gap?

The math—based on current ONS data, MyJobQuote’s moving cost figures, and local Checkatrade quotes—paints a compelling picture: extending your terraced home, especially with a sensible single-storey addition, typically offers a significantly lower immediate outlay than moving up to a semi. You can gain the extra space, avoid the expense and stress of moving, and tailor the home to your exact needs.

However, your personal circumstances and long-term plans matter. For those wanting a large family home or a location shift, moving may be better despite the costs. Also, consider Solihull Council's planning restrictions carefully—extensions in conservation areas can be tricky.

In the end, always start with a **Solihull Council pre-application enquiry**, get multiple detailed quotes (including VAT from Checkatrade-verified contractors), and have a full financial picture factoring in stamp duty and fees. This way, you can make an informed choice between extending or moving—without the guesswork.



Ready to dive deeper? Local forums and homeowners rave about getting independent estimators to sanity-check figures before signing contracts—don't skip this vital step.

And remember: while the £83,000 terraced-to-semi gap grabs headlines, the *true* cost and value depend on your priorities, property, and patience.

