

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1954 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - F  
**BROADBAND** - Upload Max 1000MBps  
Download Max 11000MBps  
**MOBILE** - O2 Vodafone  
**EPC** - D - 68  
**PARKING** - For at least 6 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

## SHARMANS CROSS ROAD

**Solihull, B91**

Nestled on the sought-after Sharmans Cross Road in Solihull, this charming detached family home, built in 1954, is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms this property offers ample space for a growing family.

### FEATURES

- Spacious Detached Family Home with potential to Extend (STPP)
- Four Reception Rooms
- Fitted Breakfast Kitchen with Dining Areas
- Utility & Guest Cloakroom
- Four Good Sized Bedrooms
- Modern Family Bathroom with Separate WC
- Large Driveway with Tandem Garage
- Beautiful South Facing Rear Garden
- Convenient Location



SCAN TO **VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE**

### **Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### **The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### **HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

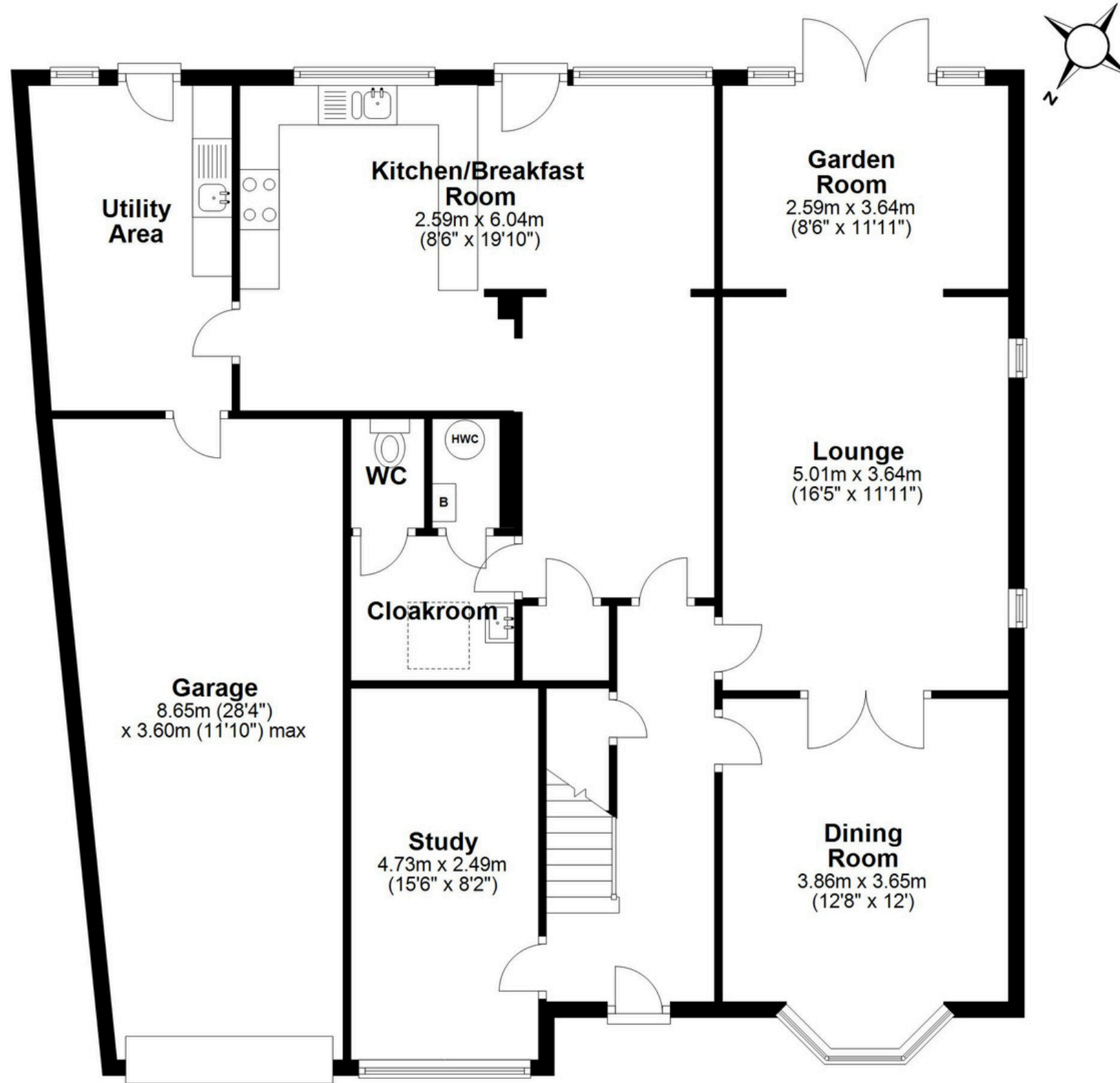
### **The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



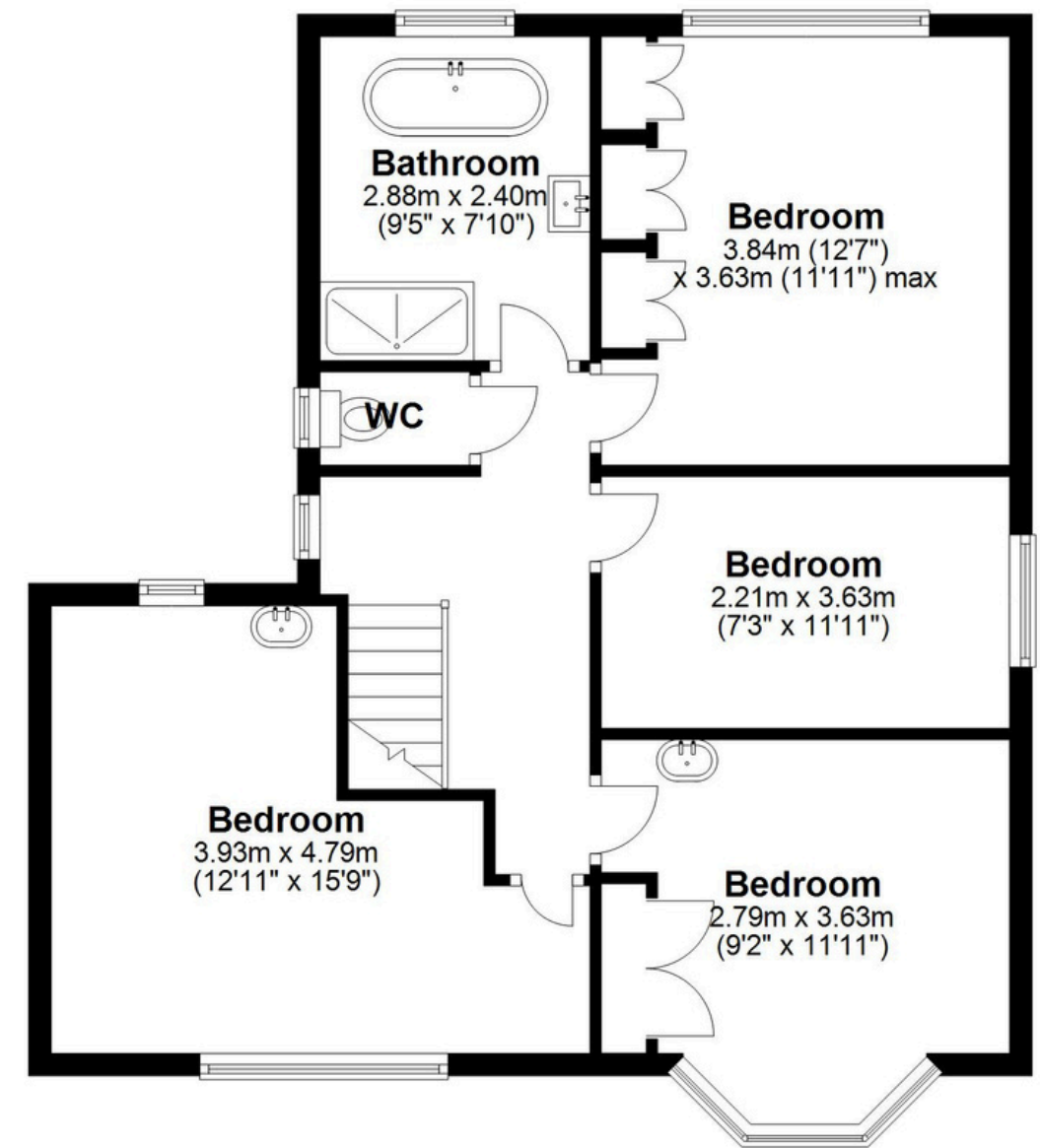
## Ground Floor

Approx. 141.5 sq. metres (1523.1 sq. feet)



## First Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 206.0 sq. metres (2216.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.