



smarthomes

## Sharmans Cross Road

Solihull

- A Detached Four Bedroom Family Home Requiring Updating
- Fitted Kitchen & Two Reception Rooms
- Large Mature Rear Garden with Potential to Extend STPP
- No Upward Chain

**Offers Over £800,000**

Current EPC Rating - 34  
Current Council Tax Band - F





## Property Description

A well maintained detached family home situated on a generous corner plot in a most sought after location and offering superb potential for further extension subject to planning consent. Requiring modernisation throughout but benefiting from no upward chain and offering accommodation comprising a welcoming entrance hallway, two spacious reception rooms, breakfast kitchen, guest W.C, four double bedrooms, four piece family bathroom, large mature rear garden, garage and in and out driveway

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Spacious Triple Aspect Lounge 5.64m x 3.96m (18'6" x 13'0")

Dining Room to Rear 5.92m x 3.43m (19'5" x 11'3")

Fitted Breakfast Kitchen to Rear 4.42m x 2.77m (14'6" x 9'1")

Guest W.C

Dual Aspect Master Bedroom 5.38m x 3.28m (17'8" x 10'9")

Bedroom Two to Rear 6.02m x 3.45m (19'9" x 11'4")

Bedroom Three to Front 3.78m x 2.54m (12'5" x 8'4")

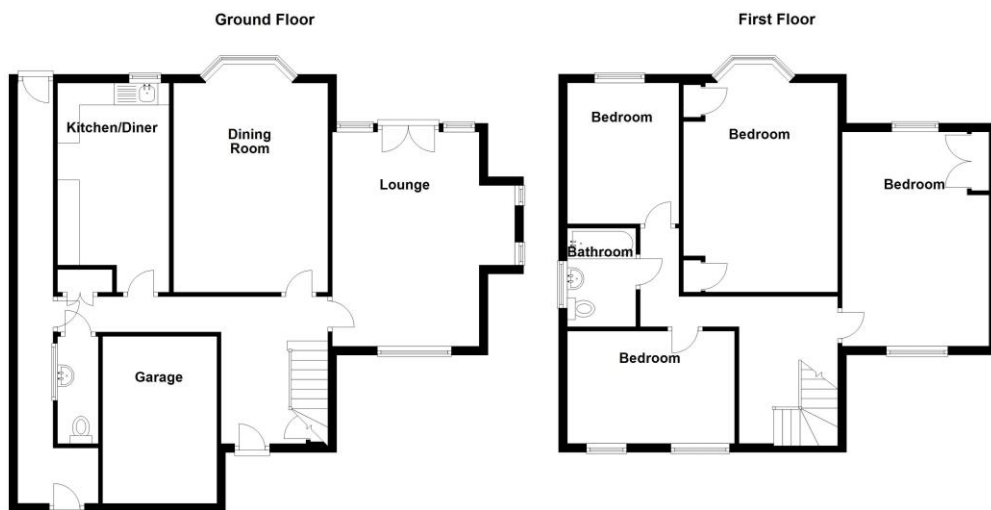
Bedroom Four to Rear 3.15m x 2.74m (10'4" x 9'0")

Four Piece Family Bathroom to Side 3.18m x 1.75m (10'5" x 5'9")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – F



Total area: approx. 151.0 sq. metres (1625.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.