



smarthomes

Sharmans Cross Road

Solihull

- A Detached Four Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Two Reception Rooms
- Delightful Mature South Facing Rear Garden
- Double Garage & Driveway Parking

Offers Over £850,000

Current EPC Rating - D
Current Council Tax Band - F





Property Description

A beautifully presented detached family home situated in a most sought after location. Offering 1980 square feet of accommodation comprising two spacious reception rooms, extended & re-fitted breakfast kitchen, conservatory, guest W.C, four double bedrooms, four piece family bathroom, double garage, ample driveway parking a a delightful mature South facing rear garden

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

Sitting Room to Front 4.4m x 3.6m (14'5" x 11'9")

Lounge to Rear 5.1m x 3.6m (16'8" x 11'9")

Extended & Re-Fitted Breakfast Kitchen to Rear 7.2m x 5.1m max
(23'7" x 16'8" max)

Conservatory 6.2m x 3.2m (20'4" x 10'5")

Guest W.C

Bedroom One to Front 4.3m x 2.9m (14'1" x 9'6")

Bedroom Two to Rear 4.9m x 2.9m (16'0" x 9'6")

Bedroom Three to Rear 3.7m x 3.2m (12'1" x 10'5")

Bedroom Four to Front 2.8m x 2.3m (9'2" x 7'6")

Four Piece Family Bathroom to Front 3.4m x 2.4m (11'1" x 7'10")

Double Garage 5.1m x 4.4m (16'8" x 14'5")

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 vendor. Current council tax band – F



316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

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 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.