



SHARMANS CROSS ROAD, SOLIHULL, B91 1RQ
ASKING PRICE OF £800,000



» Spacious Five Bedroom Detached

» Sought After Location

» Total Square Footage - 2,659

» Three Reception Rooms

» Large Open Plan Family/Kitchen/Dining Room

» Downstairs Bedroom With Ensuite

» Conservatory

» Ample Off Road Parking

» Large South Facing Garden

PROPERTY OVERVIEW

Situated in one of the most sought after locations of Solihull and within the Tudor Grange Academy catchment, is a fantastic opportunity to purchase this impressive five bedroom extended detached which must be viewed internally to be appreciated. This property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a large south facing rear garden adjoining footballs fields to the rear. We recommend early viewing on this property which briefly comprises of: enclosed porch, entrance hall, spacious lounge/dining room, study, snug, large open plan family/kitchen/dining room, conservatory, downstairs bedroom with ensuite shower room, four first floor bedrooms, ensuite shower room, family bathroom, south facing rear garden and ample off road parking to the front.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Sky - Fibre optic

LOFT SPACE

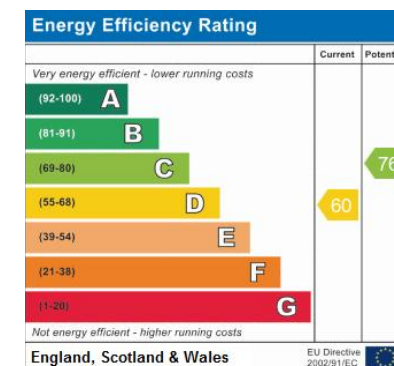
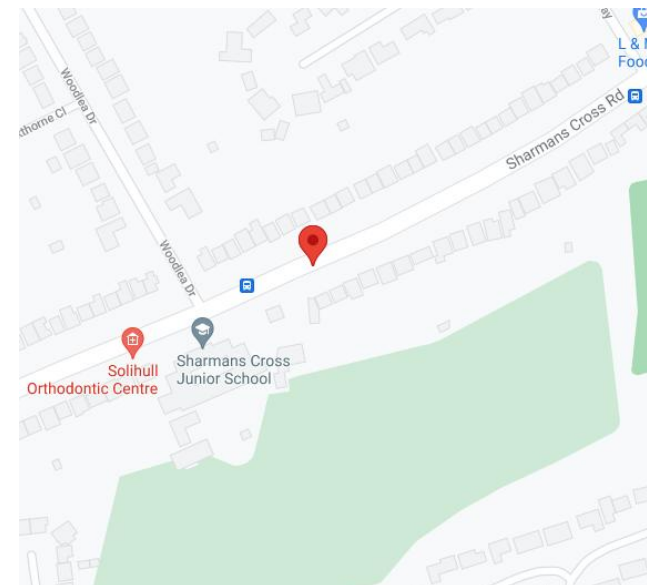
Boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Flavel free standing cooker, extractor, microwave, fridge freezer, all carpets, curtains and light fittings, all fitted wardrobes and garden shed



ENCLOSED PORCH

ENTRANCE HALL

STUDY

11' 9" x 7' 4" (3.60m x 2.24m)

LOUNGE/DINING AREA

LOUNGE

18' 9" x 11' 5" (5.74m x 3.48m)

DINING AREA

15' 10" x 12' 4" (max) (4.85m x 3.78m)

SNUG

15' 8" x 9' 4" (4.80m x 2.87m)

CONSERVATORY

14' 11" x 11' 3" (4.56m x 3.44m)

FAMILY/KITCHEN/DINING ROOM

36' 1" x 19' 0" (11.00m x 5.80m)

UTILITY

WC

6' 1" x 6' 1" (1.87m x 1.87m)

BEDROOM FIVE

13' 3" x 11' 6" (4.04m x 3.53m)

SHOWER ROOM

9' 6" x 5' 1" (2.91m x 1.57m)

FIRST FLOOR

BEDROOM ONE

15' 10" x 12' 4" (max) (4.83m x 3.76m)

ENSUITE SHOWER

6' 11" x 2' 7" (max) (2.12m x 0.81m)

BEDROOM TWO

12' 8" x 10' 11" (max)" (3.88m x 3.35m)

BEDROOM THREE

9' 10" x 8' 11" (3.02m x 2.72m)

BEDROOM FOUR

9' 4" x 7' 4" (2.87m x 2.25m)

BATHROOM

9' 2" x 7' 11" (2.81m x 2.42m)

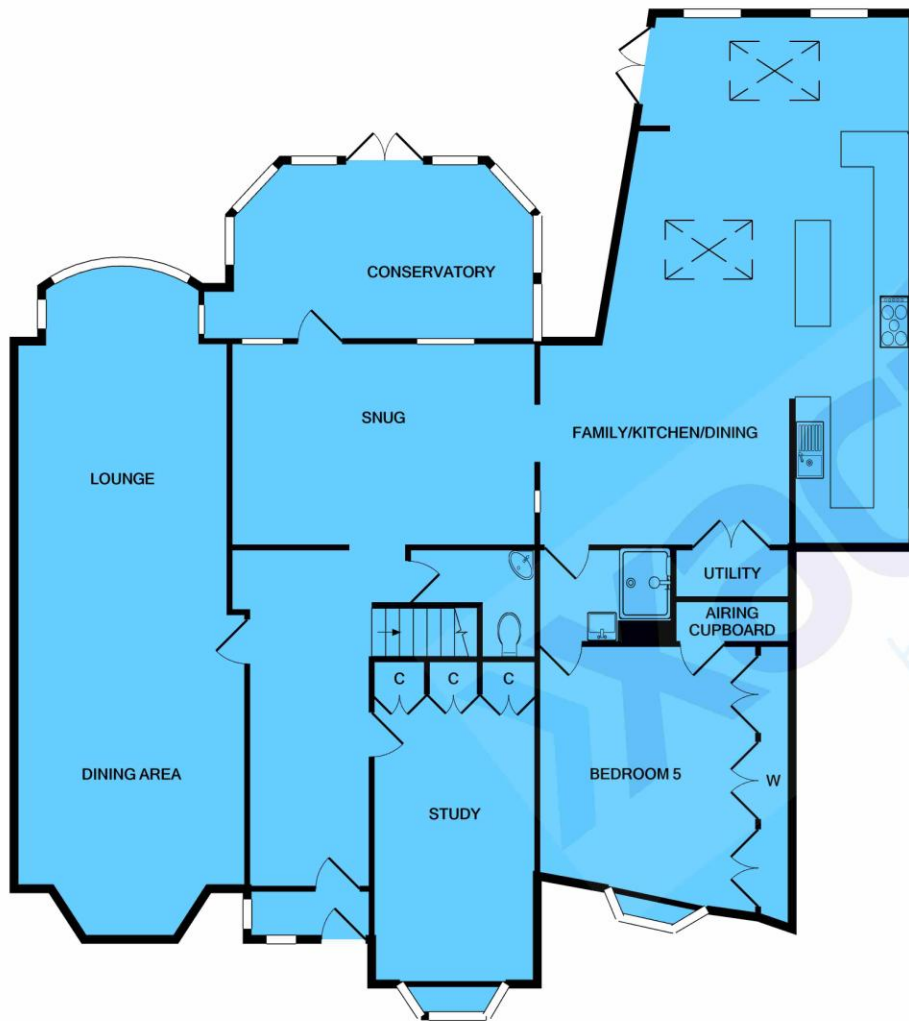
OUTSIDE THE PROPERTY

OFF ROAD PARKING

LARGE SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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