



Sharmans Cross Road, Solihull

Guide Price £1,600,000





## PROPERTY DESCRIPTION

Situated within easy walking distance to Solihull town center and railway station. A fantastic opportunity to purchase this stunning 1950's double fronted detached property set behind a gated entrance with an in and out driveway which must be viewed internally to be truly appreciated. This property has been fully modernised throughout. The Ground floor accommodation comprises of an impressive spacious entrance hallway, door to the left leading through to a spacious through lounge with a inglenook fireplace, study, sitting room and a superb modern refitted kitchen dining family area with a utility room off. First floor accommodation comprises of four double bedrooms, en suite and family bathroom. With the second floor having the principal bedroom with en suite bathroom. Externally, the property enjoys a south west facing rear garden with an abundance of mature trees, shrubs and a large raised patio area, the garage has recently been renovated into an entertainment room with a feature bar and sitting area.





#### 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. The catchment schools for Fircroft are Oak Cottage Primary School and Secondary School Tudor Grange Academy - inspection rating: Outstanding. 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Superb Detached Five Bed Family Home
- Two Ensuites
- Five Double Bedrooms
- Three Reception Rooms
- Expansive Living Space
- Superb Open Plan Breakfast/Kitchen
- Entertainment Room
- Large In And Out Driveway
- Southerly Aspect Private Rear Garden





## ENTRANCE HALLWAY

### GUEST WC

5' 2" x 3' 6" (1.57m x 1.07m)

### LIVING ROOM

23' 11" x 13' 5" (7.3m x 4.09m)

### SITTING ROOM

16' 12" x 12' 10" (5.17m x 3.92m)

### STUDY

12' 12" x 8' 10" (3.95m x 2.68m)

### KITCHEN

29' 3" x 23' 7" (8.92m x 7.18m)

### LAUNDRY/UTILITY

9' 1" x 8' 10" (2.78m x 2.69m)

## FIRST FLOOR

### BEDROOM TWO

16' 12" x 12' 11" (5.17m x 3.93m)

### ENSUITE

7' 3" x 4' 9" (2.22m x 1.44m)

### BEDROOM THREE

14' 6" x 13' 5" (4.43m x 4.1m)

### BEDROOM FOUR

14' 8" x 8' 11" (4.48m x 2.71m)

### BEDROOM FIVE

12' 11" x 10' 2" (3.94m x 3.1m)

### BATHROOM

10' 6" x 8' 0" (3.19m x 2.44m)





## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

21' 7" x 17' 3" (6.59m x 5.27m)

### **ENSUITE**

9' 4" x 9' 3" (2.84m x 2.82m)

### **OUTSIDE THE PROPERTY**

### **SOUTH WEST FACING GARDEN**

### **ENTERTAINMENT ROOM**

25' 6" x 10' 9" (7.76m x 3.27m)

### **GARAGE**

Storage space

### **ITEMS TO BE INCLUDED IN THE SALE**

AEG integrated oven, AEG integrated hob, extractor, Miele integrated hot plate (Teppanyaki), microwave, 2x AEG fridge, AEG freezer, dishwasher. all carpets, all blinds, some light fittings, CCTV and electric garage door.

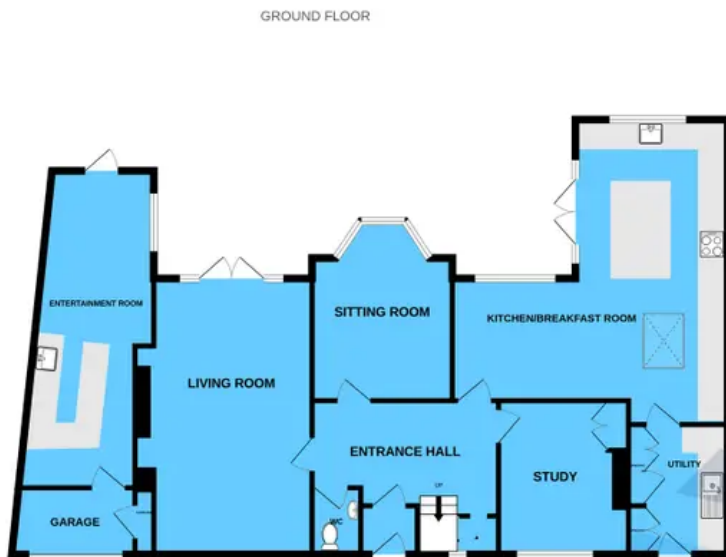
### **ADDITIONAL INFORMATION**

Services: mains gas and electricity. Broadband: Virgin/Sky Fibre-Optic.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

