



Sharmans Cross Road, Solihull

Guide Price £775,000

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PROPERTY OVERVIEW

This beautifully presented six bedroom semi-detached family home is positioned on a highly sought-after road, ideally located close to local amenities and well-regarded schools, and is offered to the market with no upward chain. Thoughtfully extended and remodelled, the property is arranged over three spacious floors, providing exceptional versatility and space to meet the needs of a growing or multi-generational family.

Upon entering, you are greeted by a welcoming entrance hallway with ample storage space, setting the tone for the rest of the home. The heart of the property is a stunning open-plan kitchen, dining, and family room, flooded with natural light and offering ample space for both every-day living and entertaining. This impressive space is complemented by two additional reception rooms, each offering flexibility to be used as formal sitting rooms, playrooms, or home offices, depending on your requirements.

The ground floor also benefits from a well-proportioned bedroom with a large en-suite shower room, making it ideal for accessible users or extended family members seeking privacy and comfort.

Ascending to the first floor, you will find four generously sized bedrooms, all serviced by a modern family bathroom, ensuring plenty of space for children, guests, or working from home.





The second floor is dedicated to a large principal bedroom, complete with its own en-suite WC, providing a private sanctuary away from the main living areas.

Additional features include a large driveway to the front which provides off-road parking for multiple vehicles, ideal for busy households or visitors.

The property's thoughtful design, high quality finishes, and abundance of natural light throughout create a warm and inviting atmosphere, making it a perfect choice for families seeking a move-in-ready home in a prime location. With its flexible layout and generous proportions, this exceptional home must be viewed to fully appreciate the accommodation on offer.

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Impressive Six Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Close To All Local Amenities & Schools
- Thoughtfully Extended & Remodelled
- Large Open-Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light & Storage Throughout
- Two Versatile Reception Rooms
- Downstairs Bedroom With Large En-Suite
- Six Generously Sized Bedrooms
- Delightful Rear Garden

**ENTRANCE PORCH****ENTRANCE HALLWAY****LIVING ROOM**

15' 2" x 11' 5" (4.62m x 3.47m)

FAMILY ROOM

15' 2" x 11' 11" (4.63m x 3.62m)

KITCHEN / DINING / FAMILY ROOM

25' 10" x 15' 5" (7.87m x 4.71m)

BEDROOM SIX

11' 2" x 7' 10" (3.41m x 2.39m)

ENSUITE

10' 2" x 8' 0" (3.09m x 2.44m)

FIRST FLOOR**BEDROOM TWO**

15' 3" x 11' 6" (4.64m x 3.50m)

BEDROOM THREE

12' 3" x 12' 1" (3.73m x 3.68m)

BEDROOM FOUR

13' 0" x 9' 9" (3.97m x 2.97m)

BEDROOM FIVE

9' 11" x 8' 1" (3.01m x 2.47m)

BATHROOM

12' 11" x 6' 0" (3.93m x 1.82m)

SECOND FLOOR**PRINCIPAL BEDROOM**

21' 4" x 18' 6" (6.49m x 5.65m)

ENSUITE WC**TOTAL SQUARE FOOTAGE**

209.0 sq.m (2245 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

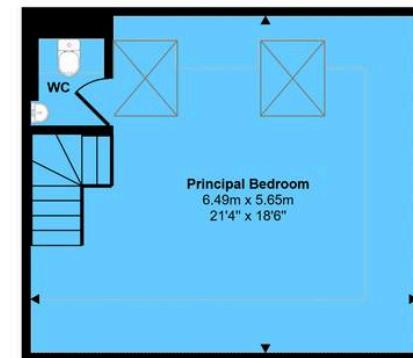
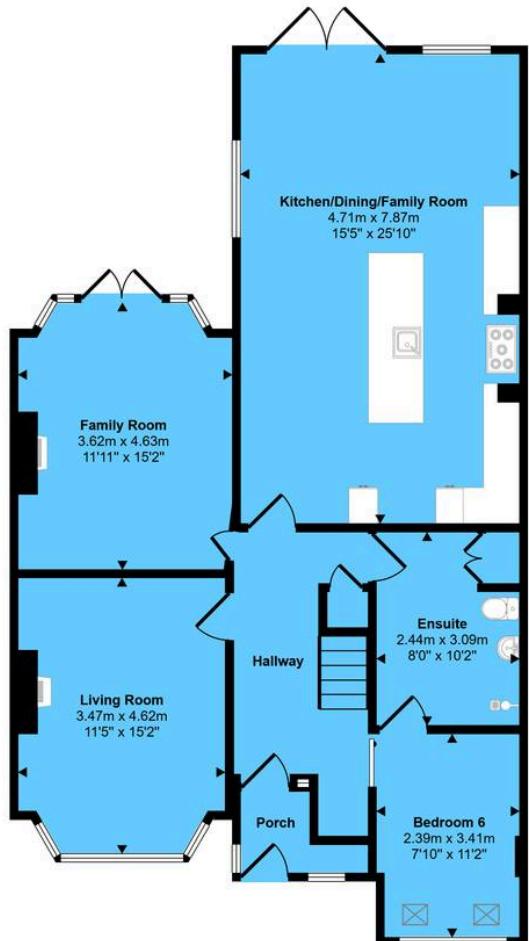
Services – direct mains water, sewers and electricity.
Broadband – FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
209 sq m / 2245 sq ft



Xact Homes

6 The Square, Solihull - B91 3RB

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

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