



- A Stunning Extended Family Home
- Six Good Size Bedrooms
- Fabulous Extended Family Dining Kitchen
- Two Reception Rooms

Sharmans Cross Road, Solihull, West Midlands, B91 1RQ

Offers Over £775,000

A stunning extended semi-detached family home on one of Solihull's most sought after roads benefitting from impressive accommodation comprising of six good size bedrooms across three floors, two reception rooms, fabulous extended family dining kitchen, ground floor bedroom with en-suite wet room, contemporary four piece family bathroom, spacious master bedroom with en-suite W.C, delightful rear garden with timber cabin and deep driveway providing generous off road parking. EPC Rating – 53. Council Tax Band – F.





## Property Description

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 the new 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.

The property is set back from the road behind a deep block edged tarmac driveway providing generous off road parking with ornate brick built wall to front, raised borders and fencing and hedging to boundaries extending to gated side access to the rear garden and a composite double glazed door leading into







### Enclosed Porch

With double glazed window, tiled flooring and oak door leading through to

### Welcoming Entrance Hallway

With ceiling light point, parquet flooring, feature schoolhouse style radiator, double glazed window to front, picture rail, dado rail, stairs leading to the first floor accommodation and doors leading off to



### Reception Room One to Front

15' 1" x 11' 8" (4.6m x 3.56m) With double glazed bay window to front elevation, ceiling light point, radiator, parquet flooring, coving to ceiling, picture rail and feature cast iron fireplace with tiled hearth and decorative surround



### Reception Room Two to Rear

15' 7" x 12' 2" (4.75m x 3.71m) With double glazed bay incorporating French doors leading out to the delightful rear garden, parquet flooring, ceiling light point, coving to ceiling, picture rail, radiator and feature log burner with oak surround and decorative tiled hearth

### **Impressive Extended Family Dining Kitchen to Rear**

25' 11" x 15' 8" (7.9m x 4.78m) Being fitted with an attractive range of dove grey shaker style wall, drawer and base units with complementary Granite work surfaces and matching upstands, Metro tiling to splashback areas, recessed chimney providing space for range style cooker with decorative mantle over, island with breakfast bar seating area and Belfast sink with contemporary mixer tap, space for American style fridge freezer, pull out larder units and carousel storage, integrated dishwasher, under-cupboard lighting, schoolhouse style radiator, a range of ceiling light points, parquet flooring, decorative wall panelling, feature picture window to side, double glazed window to rear, sky lantern and folding doors leading out to the decked terrace

### **Ground Floor Bedroom Six to Front**

With a double glazed window to front elevation, two Velux roof windows, vertical radiator, ceiling spot lights, herringbone flooring and door to

### **Large En-Suite Wet Room**

Being fitted with a three piece white suite comprising of a walk in shower area with thermostatic rainfall shower and additional shower attachment, wall mounted wash hand basin and a low flush W.C. Complementary tiling to walls, tiled flooring with floor drain and spot lights to ceiling

### **First Floor Landing**

With access to loft space, storage cupboard, stairs leading to the second floor accommodation, ceiling light point and doors leading off to

### **Bedroom Two to Front**

15' 3" x 11' 8" (4.65m x 3.56m) With double glazed window to front elevation, radiator, decorative panelling, coving to ceiling, picture rail and ceiling light point

### **Bedroom Three to Rear**

13' 0" x 9' 9" (3.96m x 2.97m) With double glazed window to rear elevation, radiator, coving to ceiling, picture rail and ceiling light point

### **Bedroom Four to Rear**

12' 2" x 9' 9" *plus bay* (3.71m x 2.97m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

### **Bedroom Five to Front**

10' 1" x 8' 2" (3.07m x 2.49m) With double glazed window to front elevation, radiator, coving to ceiling, picture rail and ceiling light point

### **Spacious Contemporary Four Piece Family Bathroom to Front**

Being re-fitted with a four piece white suite comprising; panelled bath, contemporary low flush WC, vanity wash hand basin and shower enclosure with thermostatic rainfall shower, obscure double glazed window to front, feature tiling to water prone areas and floor, radiator and ceiling light point



### **Second Floor Master Bedroom**

20' 10" x 16' 7" (6.35m x 5.05m) With vaulted ceiling, ceiling light point, two Velux windows and door leading into

### **En-Suite WC**

With low flush WC, vanity wash hand basin, tiling to splashback and floor, decorative panelling and ceiling light point

### **Delightful Rear Garden**

Being mainly laid to lawn with large composite decked patio, well stocked shrub borders, fencing and hedging to boundaries, log store, timber built cabin with power and lighting currently utilised as a gym and gated access to driveway

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F













