



# SHEPHERD CULLEN

**Sharmans Cross Road**  
Solihull





**An immaculately presented detached family home situated within walking distance to Solihull Train Station. 5 bedrooms, 3 reception rooms, stylish modern kitchen and living area. Large, established westerly facing garden. High specification throughout.**

Upon approach, the property is privately set back from the road and benefits from driveway parking for several vehicles. The charming features are instantly recognisable with the original led paned glass surrounding the front door, setting a precedent of the intricate detailing found throughout the property.







The ground floor accommodation comprises of a welcoming hallway with exposed original oak floorboards and a bespoke, hand-painted stylish shaker style kitchen. The kitchen has been wonderfully extended and enhanced providing further room for a dining table and lounge area. The central island benefits from four bar stools and provides the option to dine more casually. The kitchen benefits from quartz worktops, plentiful storage and enjoys an array of Siemens appliances in addition to a luxury Paykel fridge freezer and Perrin and Rowe boiling water tap. The aluminium frameless sliding doors allow a copious amount of light into this significant reception room and provides the most fantastic view of the garden.

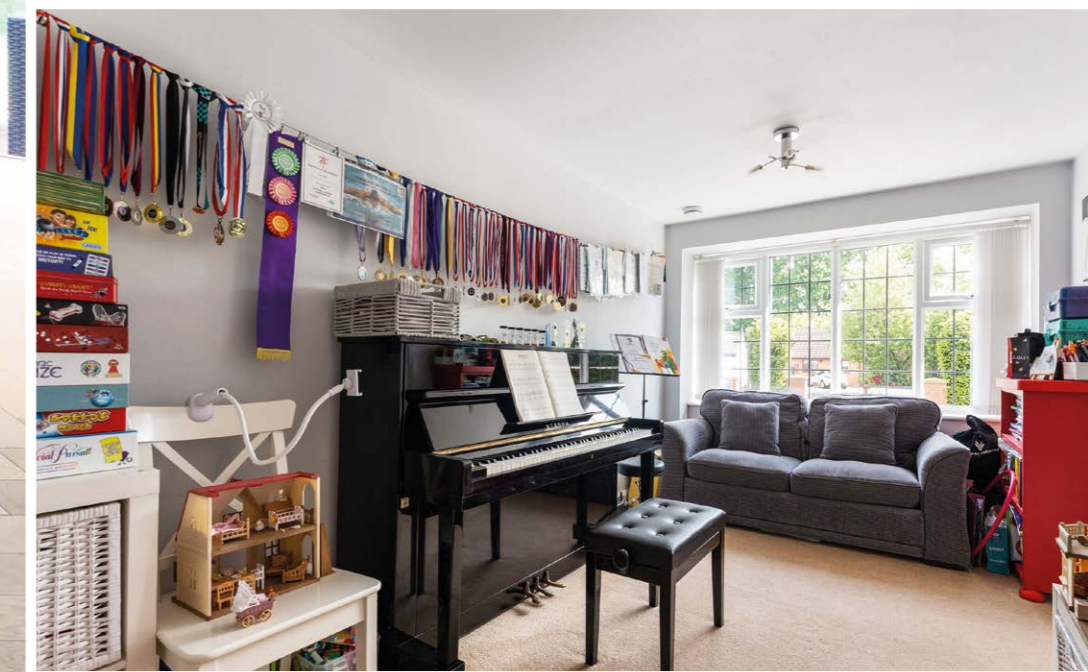
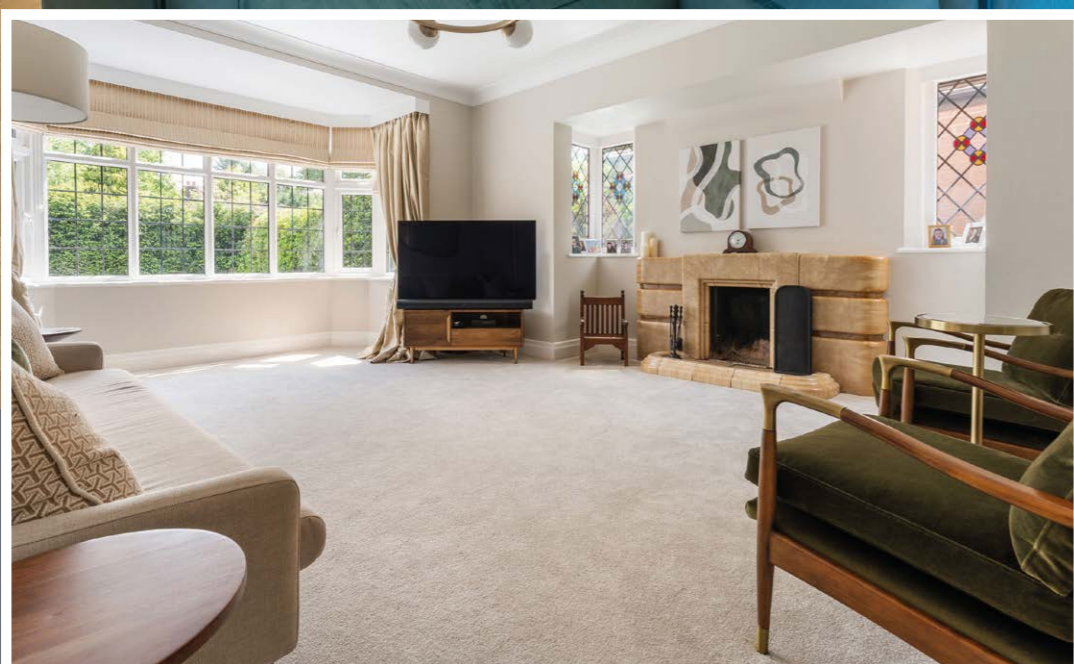




The formal dining room with panelling detail lies adjacent to the kitchen, perfect for entertaining and bifold doors provides access into the garden, ideal in the warmer months. The kitchen and dining room both benefit from underfloor heating.

The formal living room is situated to the front of the property and enjoys a beautiful stained-glass window above the art deco fireplace and a feature bay window that looks out over the front garden. Newly redecorated with new carpets recently fitted.

A former garage has been converted into a music and playroom, but provides versatile accommodation as a snug or study perhaps. The separate utility and boot room with plentiful storage provides space for white goods and the side door to the garden is ideal for any furry friends! The guest WC and under the stairs storage completes the ground floor accommodation.







The staircase features beautiful wooden detailing and ascends to the first floor where Bedroom 2 (the original principal bedroom) enjoys three fitted wardrobes and alike bedroom 3, benefits from an ensuite shower room. Bedroom 4 and 5 share the family bathroom and the landing area has been created into a study/reading space, ideal for those working from home or studying. Bedroom 5 is currently used as a home office. There is a useful storage cupboard adjacent to the landing.

The principal bedroom is situated to the second floor and benefits from a walk-in wardrobe and ensuite shower room with twin basins, underfloor heating and a wonderful view of the rear garden. The loft space is easily accessible, providing further storage space.



Externally, the delightful rear garden totals to circa 0.3 acres and enjoys a westerly aspect. There are two separate patio areas, to enjoy the sun at all times. The garden is home to a variety of shrubs and flowers such as rhododendrons and bluebells and has been very thoughtfully landscaped to include an array of garden lights for the evening.



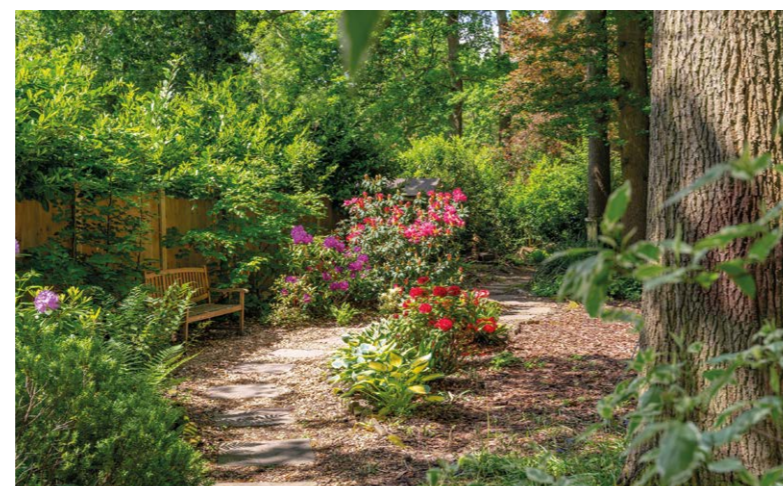




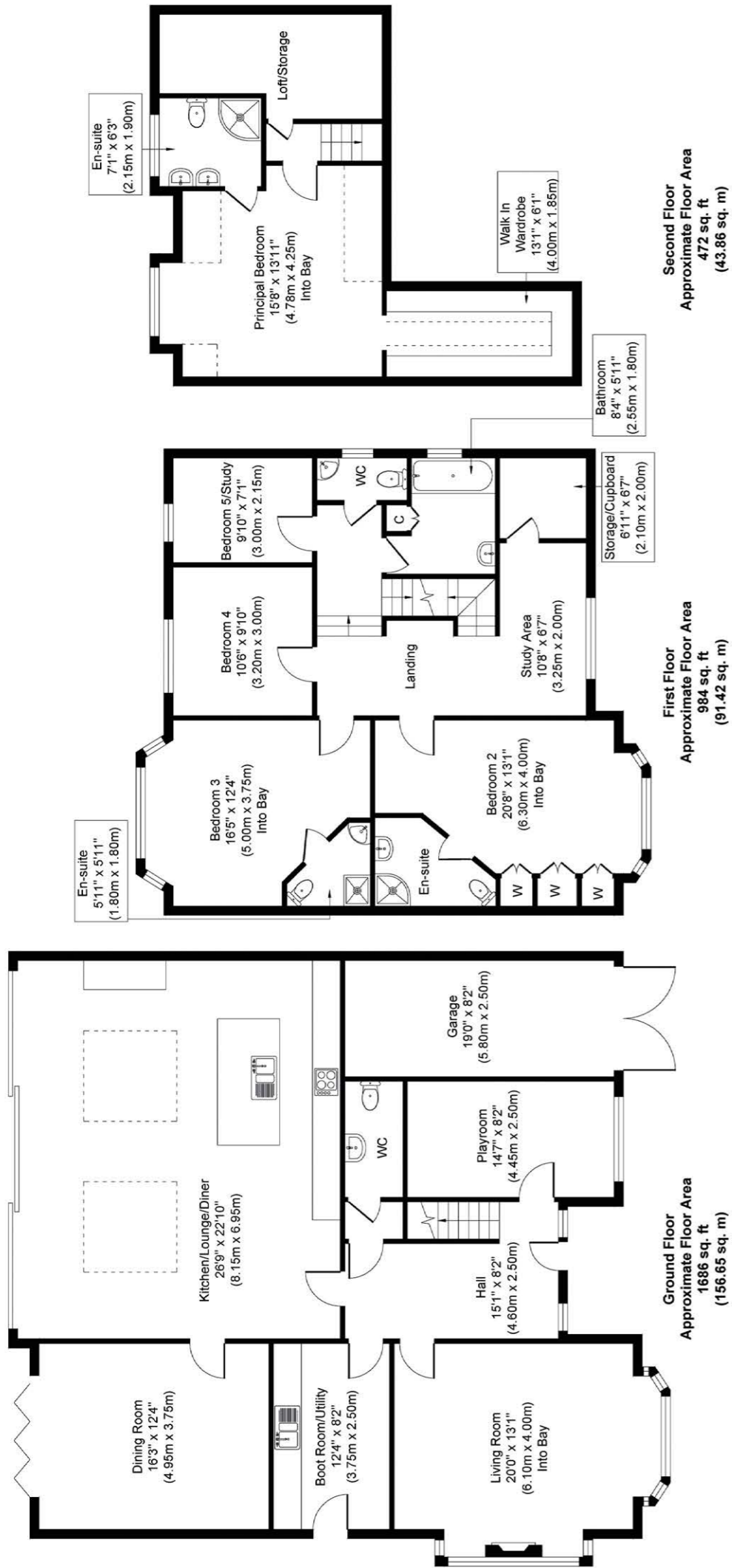
There is room for outdoor play equipment, nicely tucked away at the bottom of the garden and the shed provides storage for outdoor furniture and gardening equipment perhaps. There is a power connection that to the current playhouse if required. The front driveway can be accessed from the rear garden, ideal for gardening. The driveway provides parking for multiple vehicles and the front brick pillars have been prewired for electric gates. The single garage provides further storage space.

The property is offered for sale with no upward chain.

This wonderful family home is situated within 0.5 miles to Solihull Train Station with frequent routes to Birmingham City Centre and London Marylebone. The property is situated just over the road from Solihull Arden Club with a health club and racquet sport facilities, a popular club amongst local residents. The property is also situated approx. 6.6 miles to Birmingham International Airport and Train Station with regular routes to Birmingham City Centre and London Euston. Junction 5 of the M42 is just under 3 miles away, offering access to all major road networks.







## Approx. Gross Internal Floor Area 3142 sq. ft. (291.93 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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## General Information

**Tenure:** Freehold  
**Services:** All main services are understood to be connected to the property  
 Underfloor heating to the kitchen, dining room and principal ensuite bathroom | Power connection to the playhouse in rear garden.  
**EPC Rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Local Authority:** Solihull Metropolitan Council | Council Tax Band G (correct at time of assembling the sales details)  
**Postcode:** B91 1RG

### AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

### ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.



✉ [contact@shephercullen.com](mailto:contact@shephercullen.com)

☎ 01564 791 551

🌐 [shephercullen.com](https://www.shephercullen.com)

📍 Office 1A, The Exchange,  
20A Poplar Road, Solihull B91 3AB  
**Meeting Suite:** 1 Old Warwick Road,  
Hockley Heath B94 6HH