

# HUNTERS<sup>®</sup>

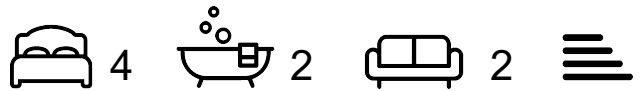
HERE TO GET *you* THERE



## Sharmans Cross Road

Solihull, B91 1PH

Guide Price £575,000



Council Tax:



# 122 Sharmans Cross Road

Solihull, B91 1PH

Guide Price £575,000



A generously proportioned & extended four bed house, set on a tree-lined street & offered for sale with no onwads chain.

This home is conveniently located for the town centre & comprises; porch into the reception hallway, with access into the dining room, living room, kitchen/diner & telephone room.

The dining room has a feature fireplace & a bay window.

The living room also has a feature fireplace & doors out into the conservatory.

From the conservatory are doors out to the rear garden.

The kitchen/diner also leads into the conservatory & has a useful pantry. From here is access into the utility room & shower room & side access to the rear garden.

The telephone room is a walk in room with a window, where privacy would have been given for making phone calls, when the house was built & is now a useful space for coats & shoes

To the first floor, the landing gives access to all four bedrooms & the family bathroom & separate W.C.

Bedroom two & four have views over the gardens.

Bedroom one has a bay window & bedroom three has a feature window & a walk-in wardrobe/storage.

Externally, the extensive driveway provides parking for multiple vehicles & leads up to the garage, which has an electric door & courtesy access into the utility room.

The rear gardens are mainly laid to lawn, fenced & enclosed, with established plants, trees, beds & borders.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from.

Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.



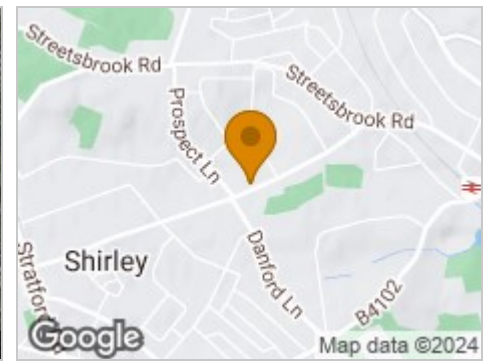
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



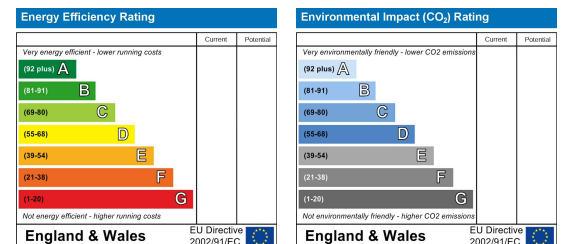
Total floor area 163.2 m<sup>2</sup> (1,757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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