



**71 Sharmans Cross Road, Solihull  
B91 1RQ**

Price Guide **£775,000**

- Extended Detached Residence
- Stunning Kitchen/Family Room
- Three Double Bedrooms
- Mature South Facing Garden
- Open Views Across Fields
- Energy Efficiency Rating - D

**0121 709 3300**

# 71 Sharmans Cross Road, Solihull, B91 1RQ

A beautifully presented, extended, three double bedroom, 1930s detached family home that has been completely renovated and finished to an exceptional standard throughout by the current owners. Situated in one of Solihull's most sought-after locations, this home boasts a stunning South facing, landscaped garden that backs on to adjoining fields. The accommodation briefly comprises: an inviting reception hallway, cloakroom/WC, two principal reception rooms, a high-quality, refitted, open-plan kitchen and family room with adjoining utility room. Upstairs offers three generously sized double bedrooms, ensuite and family bathroom. There is a full size, single garage and a beautifully maintained large private rear garden with open aspect beyond.

## APPROACH

Via a blocked paved driveway that enables ample parking for numerous vehicles leading to an enclosed UPVC double glazed storm porch entrance to:-

## ENTRANCE HALL

Single panel radiator, parquet flooring, ceiling light point, stairs rising to first floor landing, doors to lounge, snug/office, cloakroom/ WC and kitchen.

## SNUG / OFFICE

**14' 9" (4.5M) X 11' 6" (3.5M)**

Feature gas log burner, double panel radiator, ceiling light point, wood effect flooring, UPVC double glazed window to the front aspect.



## SPACIOUS LOUNGE

**22' 8" (6.9M) X 11' 2" (3.4M)**

Feature floating log effect gas fire with slate chimney, single panel radiator and double panel radiator, two ceiling light points, oak veneer glass bi-fold doors, UPVC double glazed window to the front aspect.



## CLOAKROOM – W C

Low-level flush WC, hand wash basin with vanity unit, ceramic tiled floor, tiling to splash prone areas, wall light point, single panel radiator.

## STUNNING OPEN PLAN KITCHEN/FAMILY ROOM

**23' 7" (7.2M) MAX X 26' 11" (8.2M) MAX**

A stunning, extended kitchen comprises a range of high gloss wall and base units with granite work surfaces and central island with a range of integrated AEG appliances including an induction hob, canopy extractor fan, dishwasher, oven and microwave oven, wine chiller, larder fridge, and under counter freezer, inset sink with hot water tap, ceramic tiling to floors, feature log burner, three double panel radiators, ceiling spotlights, ceiling light point over island, TV point, UPVC double glazed windows and UPVC double glazed bi-fold doors to garden, and further door to utility.



## UTILITY

**10' 2" (3.1M) X 3' 11" (1.2M)**

A range of matching wall units with coordinated roll top works surfaces, stainless steel single drainer sink unit with mixer tap over, space and plumbing for a washing machine and dryer, Valliant combi boiler, ceiling light point, ceramic tiled flooring, UPVC double glazed window to the side aspect and UPVC double glazed window to the rear aspect.

### FIRST FLOOR LANDING

A spacious and light filled landing with UPVC double glazed window to the rear aspect, ceiling light point, loft access, single panel radiator, doors leading to all bedrooms and luxury family bathroom.

### BEDROOM ONE (FRONT)

**14' 5" (4.4M) X 10' 10" (3.3M)**

Wood effect flooring, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect and door to:-

### ENSUITE

**9' 6" (2.9M) X 4' 11" (1.5M)**

Shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, towel radiator, ceiling spotlights, extractor fan, obscure UPVC double glazed window to the front aspect.

### BEDROOM TWO (REAR)

**10' 10" (3.3M) X 12' 10" (3.9M)**

Full height fitted mirrored wardrobes, double panel radiator wood effect flooring, ceiling light point, UPVC double glazed window to the rear aspect.

### BEDROOM THREE (FRONT)

**11' 2" (3.4M) X 10' 2" (3.1M)**

Double panel radiator, ceiling light point, wood effect flooring, UPVC double glazed window to the front aspect.

### LUXURY FAMILY BATHROOM

**10' 10" (3.3M) X 9' 6" (2.9M)**

A beautifully appointed bathroom comprises a hand wash basin with vanity cupboard, low-level flush WC, panel bath, separate shower enclosure with chrome thermostatic shower unit, complementary tiling to walls and floors, chrome towel radiator, recessed spotlights, two obscure UPVC double glazed windows to the rear aspect.

### GARAGE

**17' 1" (5.2M) X 8' 2" (2.5M)**

Double doors, power and lighting.

### STUNNING SOUTH FACING GARDEN

A full width paved patio with gated side access features an outside water supply, external lighting and steps leading down to a glorious south facing garden. The garden is mainly laid to lawn and enclosed by privet hedgerow, with mature borders stocked with a variety of plants, trees and shrubs. The garden enjoys a good degree of privacy as it backs on to open fields offering a stunning private aspect that is a particular feature of this property.

### TENURE

We have been advised that the property is Freehold. This is subject to verification by your solicitor.





Total area: approx. 184.9 sq. metres (1990.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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