



smarthomes



- An Impressive & Heavily Extended Semi-Detached Family Home
- Four Double Bedrooms
- Superb Extended Open Plan Family Kitchen/Diner
- Sought After Location

Sharmans Cross Road, Solihull, B91 1RQ

£775,000

An impressive and heavily extended semi-detached family home situated on a sought after road within close proximity of Solihull Town Centre. Offering accommodation comprising a superb extended open plan family kitchen/diner, additional lounge, utility room, modern ground floor shower room, four double bedrooms, family bathroom, extensive North Westerly facing rear garden, garage store and driveway parking. Council Tax Band – F. EPC Rating – D.



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 Cotswold stone driveway providing off road parking with a laid lawn area to side, hedging and low level fencing to side boundaries and a composite double glazed door leading into



Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, ceiling light point and further composite door leading to



Entrance Hallway

With a feature coloured glass double glazed window to front, Amtico flooring, ceiling spot lights, two feature radiators, stairs leading to the first floor accommodation and oak doors leading off to

Lounge to Front

16' 8" x 11' 1" (5.1m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator and wall and ceiling light points



Open Plan Family Kitchen/Diner

32' 9" max x 26' 2" max (10m max x 8m max) A Hacker German kitchen being re-fitted with a luxury range of matt finish wall, base and drawer units with a quartz work surface over incorporating a large bowl sink with mixer tap over, further incorporating a 5 ring gas hob with feature Siemens extractor over. Two eye level Siemens ovens, integrated fridge/freezer, integrated dishwasher and central island with breakfast bar. Amtico flooring, under floor heating, feature wall mounted radiators, ceiling light points and spot lights, four Velux roof windows, feature roof lantern, feature aluminium framed double glazed window to the rear aspect and aluminium framed bi fold doors leading to rear garden



Utility Room

9' 2" x 8' 10" (2.8m x 2.7m) Fitted with a range of wall and base units with a quartz work surface over incorporating a sink with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC double glazed door and window to side, Amtico flooring, feature central heating radiator and ceiling spot lights

Modern Ground Floor Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Feature radiator, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Landing

With ceiling light point, radiator, obscure double glazed window to side, loft hatch and oak doors leading off to

Bedroom One to Front

16' 8" x 11' 1" (5.1m x 3.4m) With double glazed bay window to front elevation, radiator and ceiling spot lights

Bedroom Two to Rear

12' 1" x 11' 9" (3.7m x 3.6m) With double glazed bay window to rear elevation, radiator and ceiling spot lights

Bedroom Three to Rear

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Front

13' 1" x 5' 10" (4m x 1.8m) Being fitted with a white suite comprising of a panelled bath, large walk in shower with monsoon soaker, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Extensive North Westerly Facing Rear Garden

Being mainly laid to lawn with a porcelain tiled patio area, timber framed shed, a variety of matures trees, shrubs and bushes and panelled fencing to boundaries

Garage Store

9' 10" x 7' 10" (3m x 2.4m) With a UPVC double glazed window to side, ceiling light point and Worcester Bosch boiler and 300L mega flow tank.

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.