



Sharmans Cross Road, Solihull B91 1RG

Fixed Price £999,950

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A handsome and truly amazing detached family residence situated on a superb wide corner plot with scope for extension (STPP). Within walking distance to Solihull train station and Town centre. Five bedrooms, ensuite and bathroom. Extended & refitted Kitchen family room, two reception rooms, utility, Wc, garage and workshop, beautiful rear garden. EPC: D

Situated on the highly sought-after Sharmans Cross Road, this stunning property offers the perfect blend of convenience and luxury living. Residents can enjoy easy access to a wealth of amenities in Solihull Town Centre, with the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, and the Park and Athletics track all just a stone's throw away. Additionally, Solihull boasts a vibrant array of shops, restaurants, and bars, along with the prestigious John Lewis department store.

For those who commute, Solihull Train Station is a mere 10-15 minute walk, offering direct trains to London Marylebone in just 1 hour and 45 minutes. Sport enthusiasts will appreciate the proximity of the 'Arden Sports & Tennis Club', located just across the road.

With quick access to the M42 and M40 motorways, residents benefit from fast commuter links to the M1, M5, and M6. Birmingham International Airport, Railway Station, Resorts World, and the N.E.C are also just a short drive away, providing endless entertainment options and travel opportunities.

Don't miss out on the chance to call this prime location home. Contact us today to arrange a viewing and experience the luxury and convenience this property has to offer.

The property occupies a wide corner plot position having an in & out driveway with parking space for numerous vehicles, lawned foregarden with hedged and walled boundary, an attractive entrance via a canopy porch, original entrance door and arched brickwork surround leads through to;





ENTRANCE HALLWAY

Amtico flooring, stairs off to the first floor with understairs cupboard, radiator and doors leading off to:

OFFICE/ GAMES ROOM

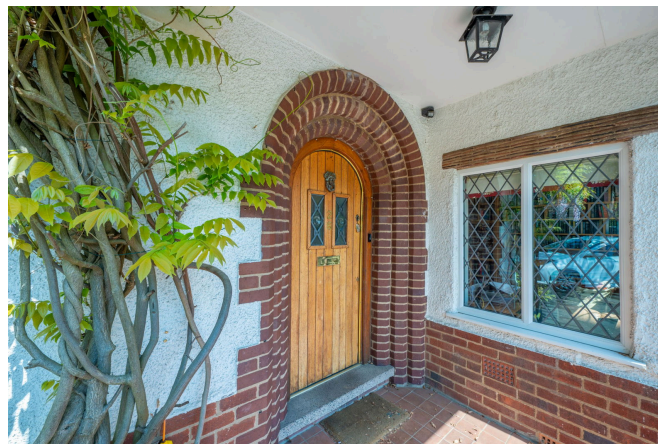
Bespoke Oak fitted shelving, engineered wood flooring, radiator, double glazed window to front and side.

LIVING ROOM

Enjoying a dual aspect with double glazed window to front and double glazed french doors with side windows to the patio. Radiator, solid oak flooring, inglenook fireplace with original leaded windows and open basket fire.

AMAZING EXTENDED & REFITTED KITCHEN/ FAMILY/ DINING ROOM

An extensive range of refitted base, wall and drawer units with Quartz worktops, integrated dishwasher, full fridge & separate freezer, microwave, warming drawer, double oven, slide out pantry cupboard, centre island with breakfast bar, one & half sink drainer unit and Quartz surface. Tiled flooring with underfloor heating, ample space for a large dining table and sofas, skylights, Bi-fold doors to the side and full sliding doors opening to the patio which really bring the garden inside.



UTILITY ROOM

Fitted worktop, base unit, tiled floor, plumbing and space for washing machine and tumble dryer and leaded window to side.



GUEST WC

Refitted white suite, Wc, wash basin with storage beneath, tiled splashback, Amtico flooring and extractor fan.

FIRST FLOOR LANDING

Stairs leading off to the second floor, double glazed window to front and original leaded window to the side, radiator and doors to:

MASTER BEDROOM

Karndean flooring, fitted wardrobes with sliding doors (three mirror fronted), radiator opening to ensuite and double glazed bay window with a lovely view over the rear garden.

ENSUITE SHOWER

Refitted white suite, Wc, pedestal wash basin, corner shower cubicle with Grohe thermostatic shower, tiled walls, extractor and Karndean flooring.

BEDROOM TWO

Enjoying a dual aspect with double glazed windows to front and rear, two radiators and pedestal wash basin.

BEDROOM THREE

Double glazed windows to front and radiator.

BEDROOM FOUR

Double glazed window to rear and radiator.

FAMILY BATHROOM

White suite with Wc, panelled bath, pedestal wash basin, double shower cubicle with Grohe thermostatic shower, extractor fan, tiled walls and flooring, double glazed frosted window to side and heated towel rail.

SECOND FLOOR LIVING AREA/ FIFTH BEDROOM/ SIXTH BEDROOM

An ideal space for a teenager with a living area with radiator and Velux windows, a wash room with Wc and pedestal basin and separate fifth bedroom with radiator and Velux window.





GARAGE & WORKSHOP

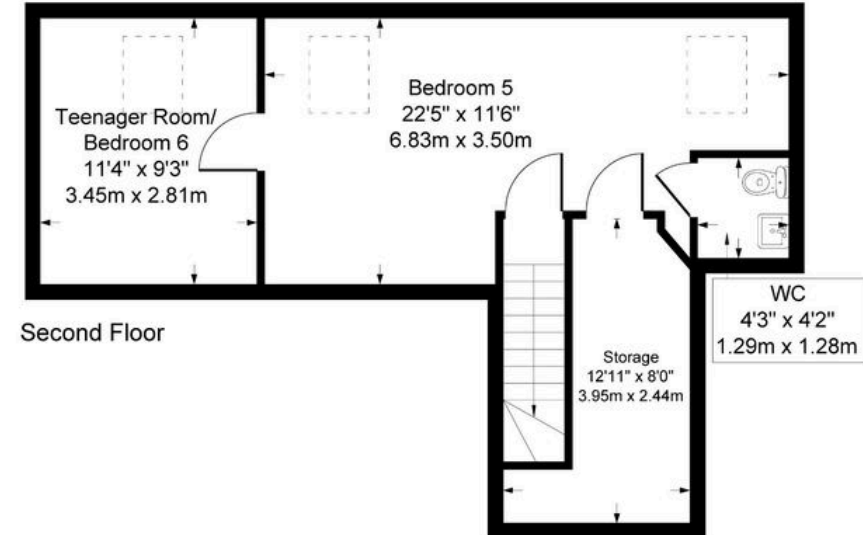
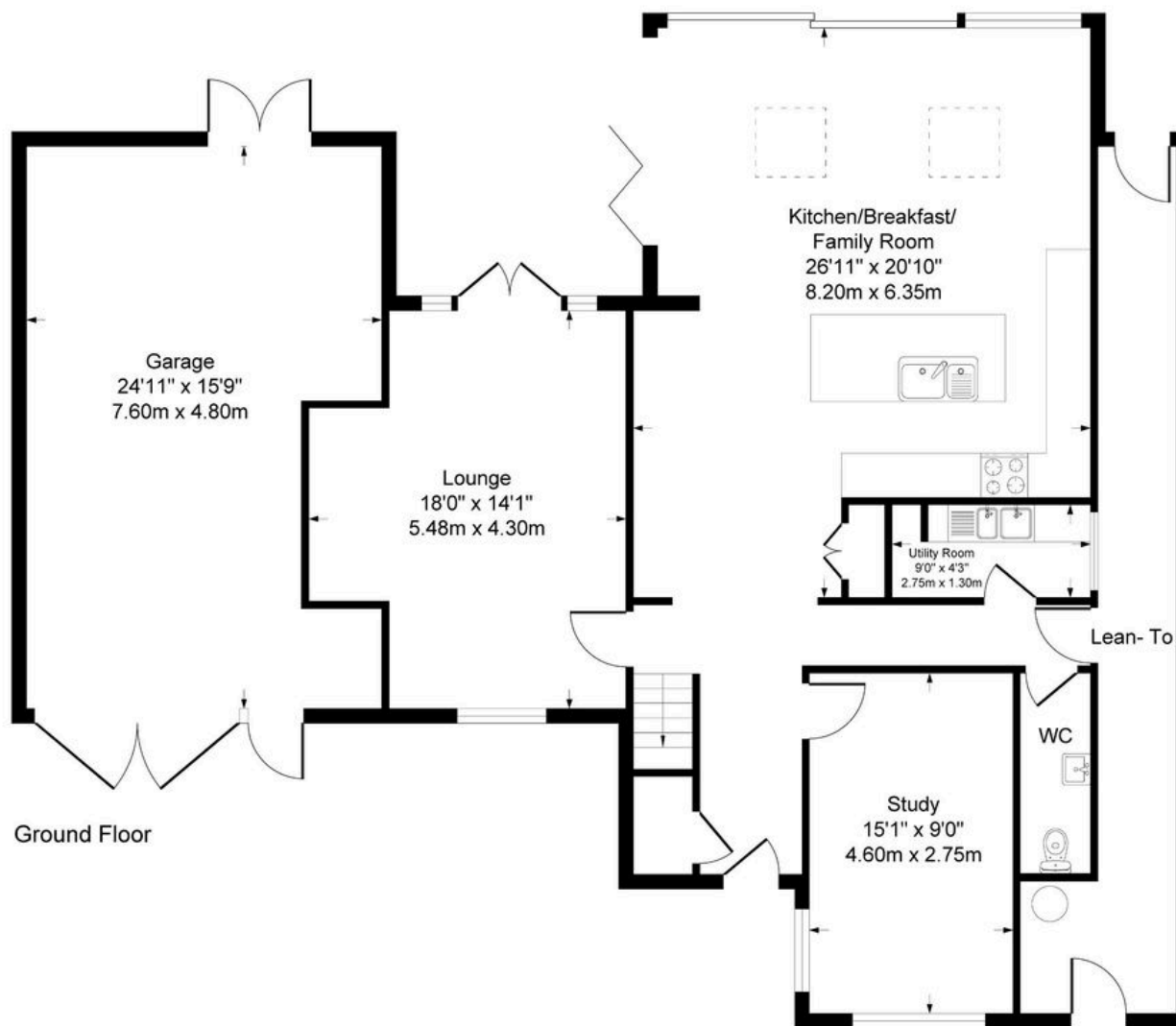
A generous sized garage with ample space for a large car or possibly two smaller ones. Light and power points, workshop area and double glazed door to the patio.

SECLUDED REAR GARDEN

An established rear garden with well stocked flower & shrubbery beds, shaped lawn, generous paved patio area, fenced & hedged boundaries.



2904 sq ft - 270 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.