



101 SHARMANS CROSS ROAD, SOLIHULL, B91 1PH  
GUIDE PRICE £535,000







## PROPERTY OVERVIEW

Situated in one of the prime locations in Solihull, an ideal opportunity to purchase this four bedroom detached which is in need of some modernisation. The property benefits from UPVC double glazing, gas central heating and has the added attraction of a large south facing rear garden. The accommodation briefly comprises of:- enclosed porch, spacious entrance hall, dining room, living room, extended kitchen, downstairs wc, four bedrooms, bathroom, separate wc, garage and large south facing rear garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway with lawned foregarden.

## ENCLOSED PORCH

With UPVC double glazed windows, sliding door and further door giving access through to:-

## SPACIOUS ENTRANCE HALL

With double central heating radiator, useful understair storage cupboard, central heating thermostat and leading to:-

## DINING ROOM (FRONT)

15' 11" x 11' 10" (4.86m x 3.63m) Having a feature fireplace incorporating a fitted gas fire, UPVC double glazed bay window, double central heating radiator, coved coricing and power points.

## LIVING ROOM (REAR)

19' 8" x 11' 10" (6.00m x 3.63m) Having a feature stone fireplace incorporating a living flame coal effect gas fire, coved coricing, central heating radiator, TV point, power points, double glazed sliding patio doors leading out to the rear garden and two feature windows to the side.



## BREAKFAST KITCHEN

16' 8" x 11' 3" (5.10m x 3.44m) Having an extensive range of fitted units, comprising of an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in Creda double oven, four ring gas hob, plumbing for a washing machine, large walk in pantry, breakfast bar, central heating radiator, access into the garage, UPVC double glazed window, UPVC double glazed door leading out to the side and further door leading to:-

## SEPARATE WC

With low flush wc and vanity wash basin.

## FIRST FLOOR

Approached via the staircase from the spacious entrance hall.

## LANDING

With hatch to the roof void, storage cupboard and leading to:-

## BEDROOM ONE (FRONT)

15' 11" x 11' 10" (4.86m x 3.63m) UPVC double glazed bay window to the front, double central heating radiator and power points.

## BEDROOM TWO (REAR)

14' 3" x 11' 11" (4.35m x 3.64m) UPVC double glazed window, central heating radiator and power points.

## BEDROOM THREE (REAR)

9' 8" x 9' 6" (2.97m x 2.90m) UPVC double glazed window, built in double wardrobe, central heating radiator and power points.

## BEDROOM FOUR (FRONT)

12' 1" x 7' 9" (3.69m x 2.38m) UPVC double glazed window, double central heating radiator, vanity wash basin and power points.

## BATHROOM

Being fully tiled comprising of a panelled bath with mixer tap and shower attachment, pedestal wash basin, central heating radiator, heated towel rail and obscure glazed window.

## SEPARATE WC

With low flush wc.

## OUTSIDE

## GARAGE

Being a single garage.

## LARGE SOUTH FACING REAR GARDEN

The property enjoys a large south facing rear garden which has been well maintained, having a paved patio, shaped lawn, flower borders, shrubs, evergreens, ornamental pond and timber shed.

## TENURE

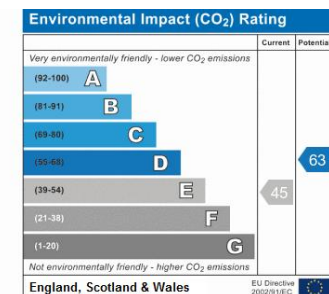
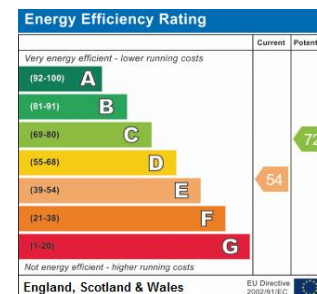
Freehold

## VIEWING

Via Xact in Solihull on 0121 712 6222.

## COUNCIL TAX

Council Tax Band F





GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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