

# Horton & Storey



Sharmans Cross Road, Shirley, Solihull,

Offers Over **£699,950**

# Property Features

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- No Chain
- Four Large Bedrooms
- Three Reception Rooms
- Kitchen
- Garage
- Large Private Rear Garden
- Driveway For Several Cars
- Must View!

## Full Description

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A charming four bedroom detached family home situated on one of the most popular roads in Solihull. The property offers lots of potential for the new occupiers to add their own stamp to create their dream home. If you are looking for a substantial property in Solihull then this is perfect.

**APPROACH** The property is approached via a large drive with parking for several cars and front garden leading to the front door.

### GROUND FLOOR

**ENTRANCE HALL** A welcoming reception hall with stairs to first floor landing, a central heating radiator, under stairs cupboard and doors to ground floor rooms;

**RECEPTION ONE** 11' 5" x 16' 8" (3.5m x 5.1m)  
Box bay window to the front elevation, wood flooring, gas fire and a central heating radiator;

**RECEPTION ROOM TWO** 12' 5" x 15' 5" (3.8m x 4.7m)  
Double glazed patio doors to the rear elevation leading to the garden and two central heating radiators;

**BREAKFAST ROOM** 12' 1" x 7' 10" (3.7m x 2.4m)  
A double glazed window to the rear elevation, wall mounted Worcester bosch central heating boiler and plumbing for washing machine;

**KITCHEN** 4' 7" x 12' 5" (1.4m x 3.8m)  
Range of wall and floor base units with worksurface over that incorporates an inset stainless steel sink and drainer. There is space for a freestanding oven, plumbing for a dishwasher and a double glazed window to the rear elevation;



## FIRST FLOOR

**LANDING** A single glazed window to the side elevation, a central heating radiator, access to the loft and storage cupboard;

**BEDROOM ONE** 11' 9" x 16' 0" (3.6m x 4.9m) A double glazed window to the front elevation, a range of fitted wardrobes and a central heating radiator;

**BEDROOM TWO** 12' 5" x 15' 5" (3.8m x 4.7m) Aluminium double glazed bay window to the rear elevation and a central heating radiator;

**BEDROOM THREE** 12' 9" x 9' 6" (3.9m x 2.9m) Aluminium double glazed bay window to the rear elevation and a central heating radiator;

**BEDROOM FOUR** 8' 6" x 0' 0" (2.6m x .0m) A double glazed window to the front elevation and a central heating radiator;

## WC

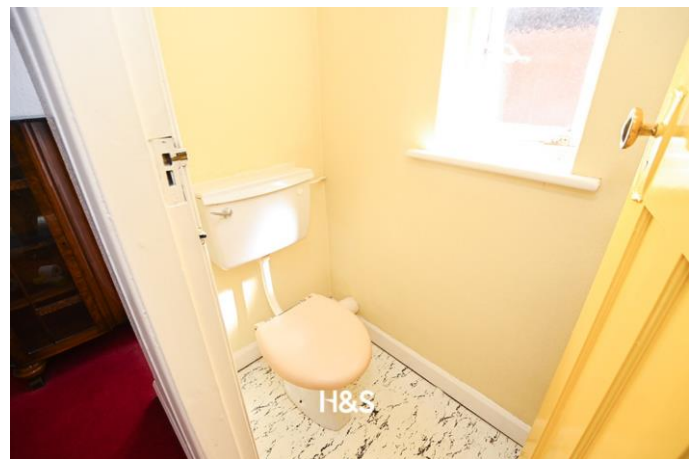
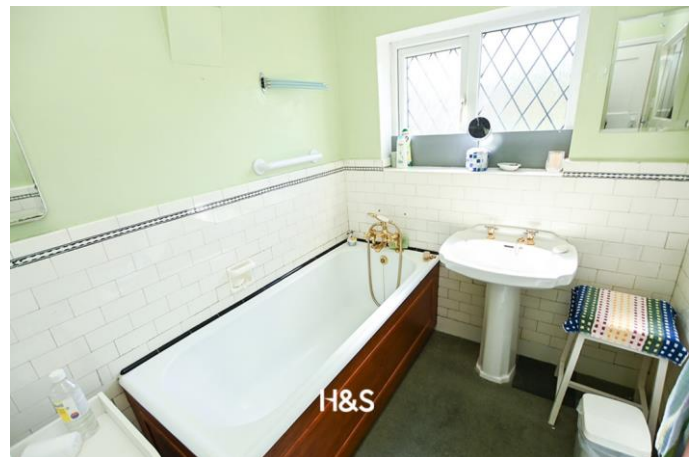
A single glazed window to the side elevation and a wc;

## BATHROOM

Suite comprises of a panelled bath with shower tap attachment, a pedestal sink and tiling to splash prone areas. There is an obscure double glazed window to the front elevation and a central heating radiator;

**GARDEN** A fantastic family garden with lots of potential! A large patio area that wraps around to the side of the property providing access to the front via a gate, gate to the rockery which leads to the large lawn boasting mature shrubs and bushes to the borders and has a garden shed to the rear;

**GARAGE** Having a set of doors to the front elevation, electric points and ample storage.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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