



Portfolio  
Collection

86 Sharmans Cross Road, Solihull, West Midlands, B91 1RQ

Hunters



# 86 Sharmans Cross Road, Solihull, West Midlands, B91 1RQ

**Situated in a very popular location on a generous corner plot with current planning permission for a two storey extension, with in-and-out gated driveway, established garden, enclosed porch, entrance hall, luxury re-fitted shower room, attractive lounge and separate dining room, superb re-fitted extended breakfast kitchen, utility room, three first floor bedrooms, ground floor bedroom 4/office/play room, luxury en suite shower, family bathroom and private rear garden. Internal viewing advised. \* No Upward Chain\***

## LOCATION

The property is conveniently situated for many of the amenities in the Solihull area and being within walking distance of Solihull Train Station. There are local shops situated off Prospect Lane and a wide choice of shops can be found along the A34 Stratford Road in Shirley and Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store.

## ACCOMMODATION

### PORCH

### ENTRANCE HALL

### LUXURY SHOWER ROOM

UTILITY ROOM 6' 4" x 4' 10" (1.93m x 1.47m)

DINING ROOM 14' 9" x 11' 1" (4.5m x 3.38m)

LIVING ROOM 16' 9" x 12' 0" (5.11m x 3.66m)

BREAKFAST KITCHEN 16' 8" x 13' 7" (5.08m x 4.14m)

### BEDROOM 4/ OFFICE/PLAY ROOM

14' 4" x 6' 10" (4.37m x 2.08m)

### FIRST FLOOR LANDING

### BEDROOM ONE

16' 9" x 12' 0" (incl wardrobes) (5.11m x 3.66m (incl. wardrobes)

LUXURY EN SUITE 7' 8" x 5' 5" (2.34m x 1.65m)

BEDROOM TWO 14' 9" x 11' 1" (4.5m x 3.38m)

BEDROOM THREE 9' 6" x 7' 8" (2.9m x 2.34m)

### LUXURY RE-FITTED BATHROOM

7' 9" x 6' 10" (max) (2.36m x 2.08m (max).

### OUTSIDE

### GARDEN



## GENERAL INFORMATION

**VIEWING** Solihull Office – Tel: 0121 709 0111

**EPC RATING** D60

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 709 0111 to arrange to speak with an expert.

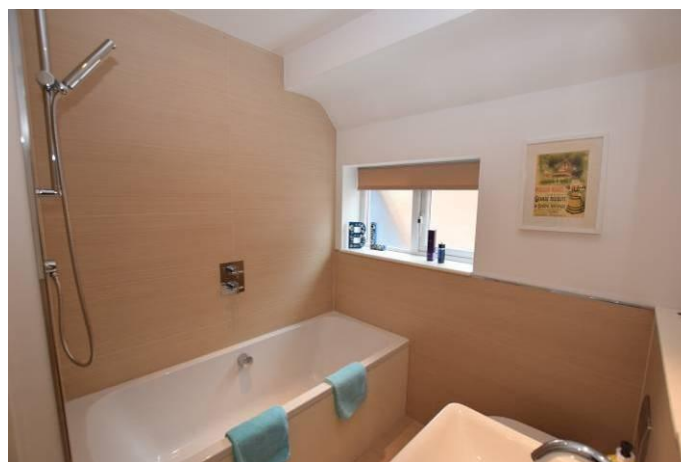
**USEFUL WEBSITES YOU SHOULD CHECK**

**COUNCIL TAX** [www.voa.gov.uk](http://www.voa.gov.uk)

**SCHOOLS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**PLANNING APPLICATIONS** [www.solihull.gov.uk](http://www.solihull.gov.uk) -PL/2007/01563/FULL

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)







**Ground Floor**



**First 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 or tenant. 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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**Agents Note:** Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

