



St. Bernards Road, Solihull

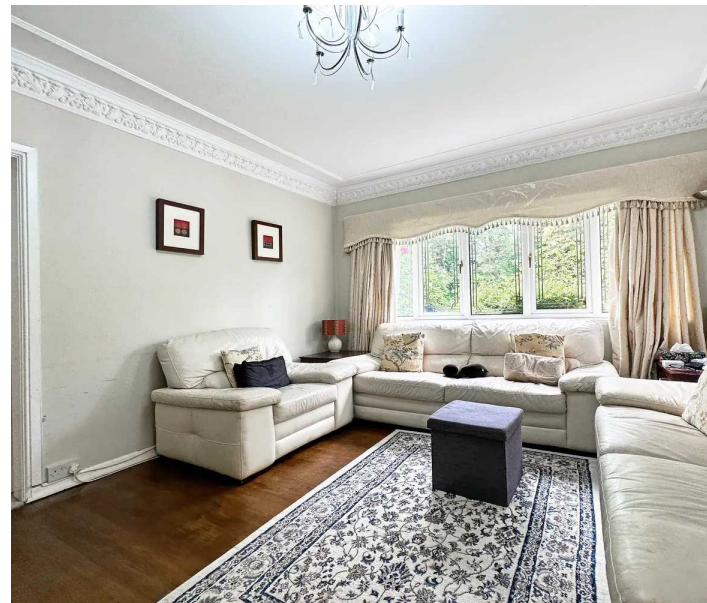
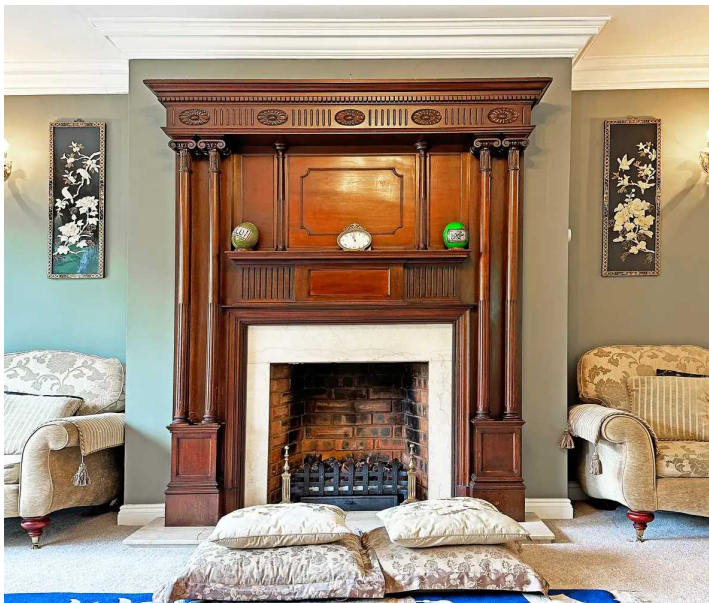
Guide Price £925,000





PROPERTY OVERVIEW

Situated on a spacious large corner plot between St Bernards Road and Streetsbrook Road, a fantastic opportunity to purchase this traditional four/five bedroom detached which does require some modernisation but has potential to be extended to a large eight bedroom house without eating up the garden thanks to the land enveloping all sides of the property. This property offers spacious accommodation throughout and benefits from gas central heating and has the easy access to all amenities. The accommodation comprises of: enclosed porch, entrance hall, guest cloakroom, living room, sitting room, study/bedroom five, dining area, kitchen area, gallery landing, four first floor bedrooms, Jack n Jill bathroom, ensuite shower room, large garden and ample parking to the front and side for up to 17 cars.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Large Corner Plot
- Four/Five Bedroom Spacious Detached
- Large Extension Possible STPP
- Study/Bedroom Five
- Two Reception Rooms
- Dining Room/Kitchen
- Two Ensuites
- Large Driveway
- Early Viewing Essential



ENCLOSED PORCH

ENTRANCE HALL

10' 11" x 7' 4" (3.32m x 2.24m)

GUEST WC

7' 5" x 5' 6" (2.25m x 1.67m)

LIVING ROOM

20' 4" x 19' 6" (6.2m x 5.94m)

SITTING ROOM

14' 12" x 12' 0" (4.57m x 3.66m)

STUDY/BEDROOM FIVE

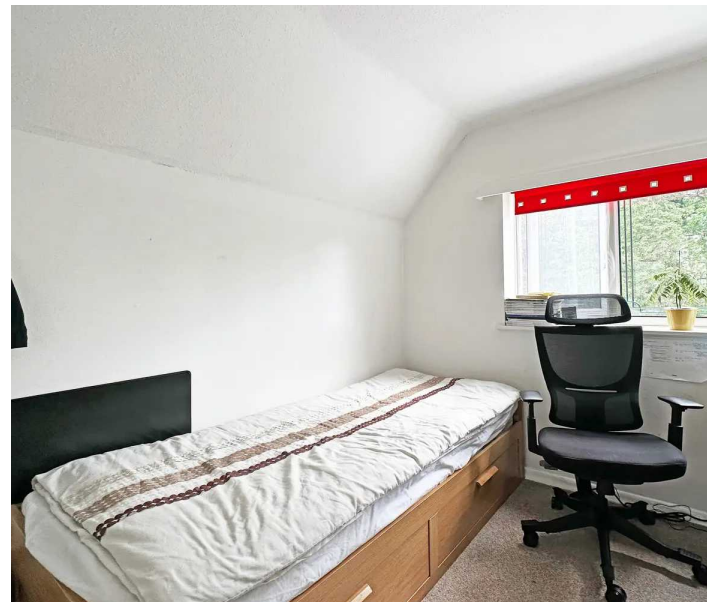
17' 6" x 8' 10" (5.33m x 2.69m)

DINING AREA

11' 8" x 8' 1" (3.56m x 2.46m)

KITCHEN AREA

20' 9" x 9' 4" (6.32m x 2.84m)





FIRST FLOOR

BEDROOM ONE

18' 0" x 12' 0" (5.49m x 3.66m)

ENSUITE

14' 0" x 6' 0" (4.27m x 1.83m)

BEDROOM TWO

12' 0" x 10' 12" (3.66m x 3.35m)

JACK N JILL BATHROOM

11' 2" x 8' 3" (3.4m x 2.52m)

BEDROOM THREE

12' 0" x 11' 3" (3.66m x 3.43m)

BEDROOM FOUR

11' 6" x 8' 5" (3.51m x 2.57m)

WC

5' 1" x 2' 10" (1.55m x 0.86m)

OUTSIDE THE PROPERTY

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

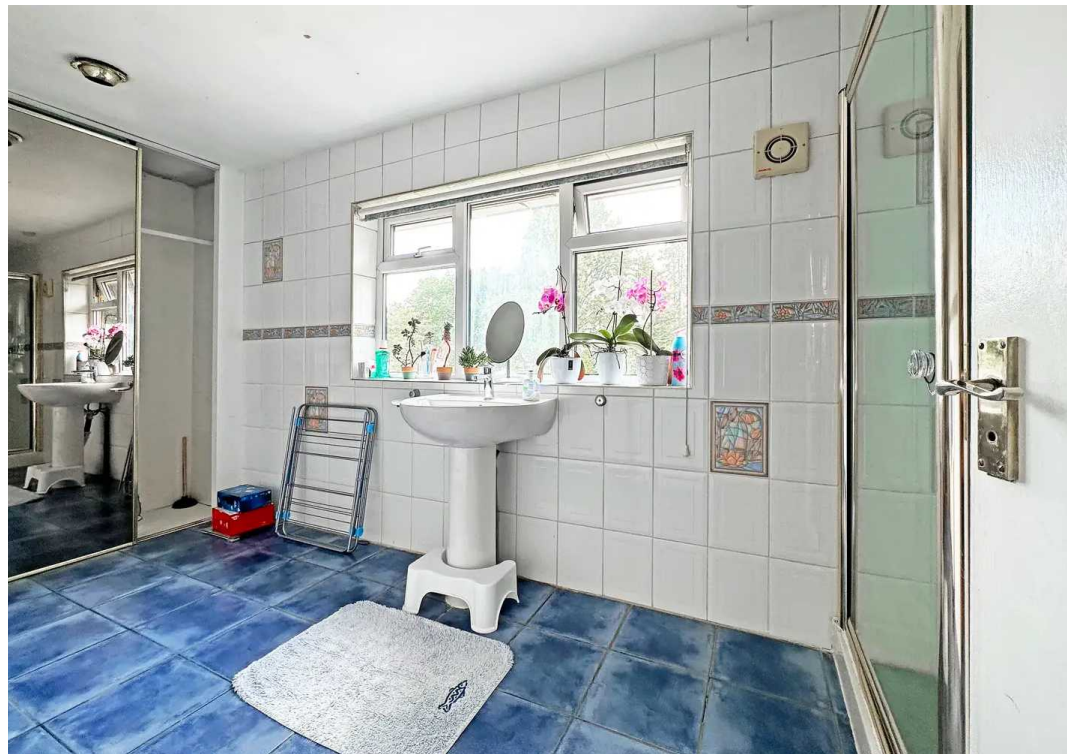
Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings and garden shed.

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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