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- An Executive Three Storey Detached Family Home
- Five Double Bedrooms
- Four Modern Bath/Shower Rooms
- Luxury Open Plan Family Kitchen/Diner

St Bernards Road, Solihull, West Midlands, B92 7DL

£1,200,000

Smart Homes Portfolio are delighted to offer this executive three storey detached family home situated on one of Solihull's most premier roads. Benefiting from no upward chain and offering spacious and tastefully decorated accommodation comprising a spacious lounge, luxury open plan family kitchen/diner, utility room, study, guest W.C, five double bedrooms across two floors, three modern en-suite shower rooms, luxury family bathroom, private landscaped Westerly facing rear garden with garden room, integral double garage and ample driveway parking behind secure automated gates. Council Tax Band – G. EPC Rating – B.



Property Description

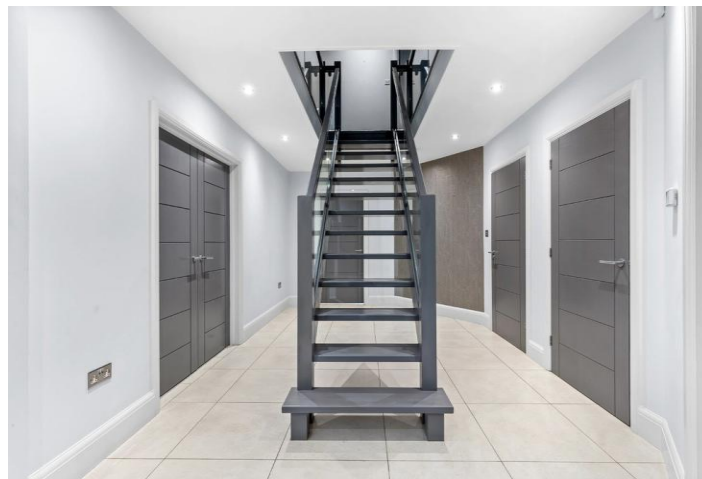
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind secure automated gates leading to a gravel driveway providing ample off road parking. There is fencing to side boundaries providing privacy and a canopy porch with a contemporary oak door with full height obscure double glazed side windows leading into



Welcoming Entrance Hallway

With tiled flooring with under floor heating, cloaks cupboard, LED ceiling spot lights, feature staircase with glass balustrade rising to the first floor accommodation and double doors leading off to

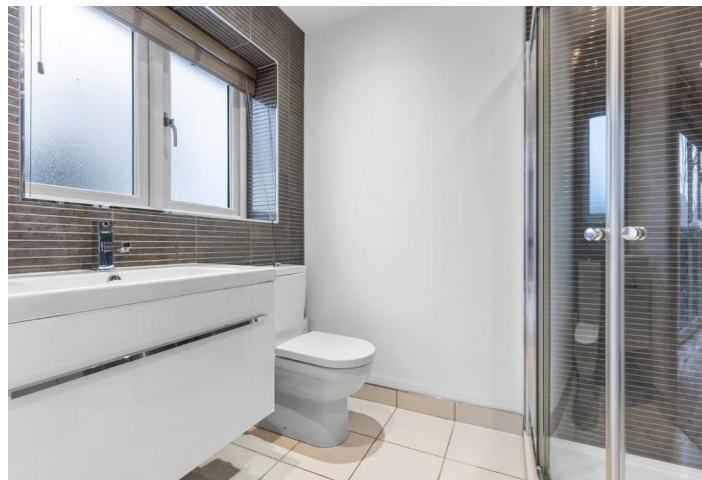


Spacious Lounge to Front

19' 5" x 12' 7" (5.92m x 3.84m) With UPVC double glazed window to front elevation, under floor heating, LED ceiling light point and a contemporary inset gas fire with remote control

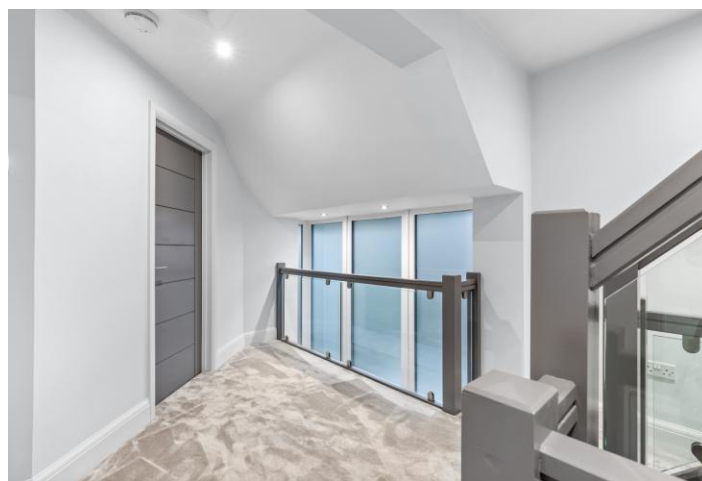
Study to Side

10' 10" x 10' 4" (3.3m x 3.15m) With a UPVC double glazed window to side elevation, tiled flooring with under floor heating and LED ceiling spot lights



Luxury Open Plan Family Kitchen/Diner

29' 8" max x 24' max (9.04m max x 7.32m max) Being fitted with a luxury range of wall, base and drawer units with a moulded Corian work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas on glass hob with feature extractor hood over. Three eye level integrated ovens and steamer, integrated Siemens dishwasher and integrated full height fridge and freezer. Breakfast bar, tiled flooring with under floor heating, ceiling light points, LED ceiling spot lights, plinth lighting and an illuminated fitted media unit. Feature roof lantern, UPVC double glazed window to the rear aspect, double glazed French doors leading to rear garden, further double glazed bi-fold doors leading to rear garden and door to



Utility Room

9' 7" x 8' 7" (2.92m x 2.62m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, obscure UPVC double glazed door and window to side, tiling to floor and ceiling light point

Modern Guest W.C

Being fitted with a modern white Porcelanosa suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor and LED ceiling spot lights

First Floor Landing

With an obscure full height double glazed window to side, LED ceiling spot lights, feature staircase with glass balustrade rising to the second floor accommodation and doors leading off

Bedroom One to Rear

20' 1" x 16' max (6.12m x 4.88m max) With double glazed French doors with Juliet balcony overlooking rear garden, radiator, ceiling light point and spot lights, hard wiring for wall mounted TV and door to

En-Suite Shower Room to Rear

7' 7" x 5' 5" (2.31m x 1.65m) Being fitted with a modern white Porcelanosa suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, LED ceiling spot lights and an obscure double glazed window to the rear elevation

Dual Aspect Bedroom Two

14' 7" x 13' 9" max (4.44m x 4.19m max) With double glazed windows to front and side elevations, radiator, built in wardrobes, ceiling light point and spot lights and door to

En-Suite Shower Room to Side

6' 8" x 6' 6" (2.03m x 1.98m) Being fitted with a modern white Porcelanosa suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, LED ceiling spot lights and a Velux roof window to side

Bedroom Four to Rear

16' 1" x 12' 9" (4.9m x 3.89m) Currently utilised as a dressing room with a comprehensive range of fitted furniture including hanging rails and shelving, double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Front

12' 6" x 11' 7" (3.81m x 3.53m) With double glazed window to front elevation, double fitted wardrobe with sliding mirrored doors, radiator and ceiling light point

Luxury Family Bathroom to Side

Being fitted with a Luxury white Porcelanosa suite comprising of a freestanding bath, large walk in shower with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Second Floor Landing

With ceiling spot light, door to storage room and door to

Bedroom Three to Rear

21' x 17' 4" max (6.4m x 5.28m max) With three double glazed Velux roof windows to rear elevation, radiator, ceiling light points, hard wiring for wall mounted TV and door to

En-Suite Shower Room to Rear

Being fitted with a modern white Porcelanosa suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, LED ceiling spot lights and a Velux roof window to rear

Storage Room

8' x 7' (2.44m x 2.13m) With radiator and ceiling light point

Landscaped Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, planted shrubs and bushes, gated side access and further decked area with access to

Detached Garden Room

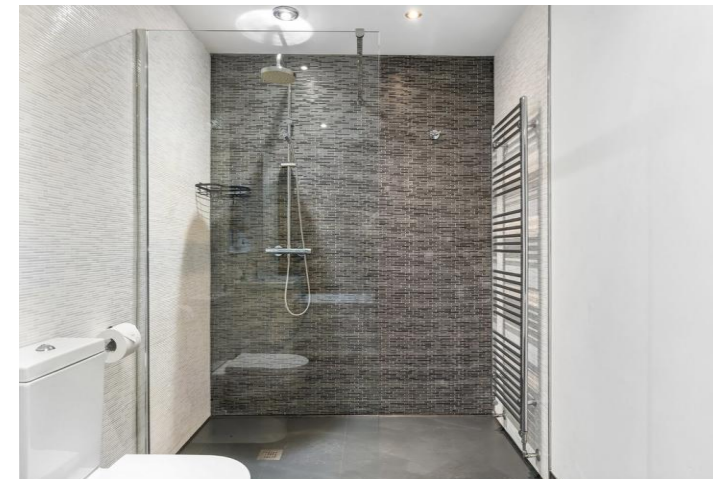
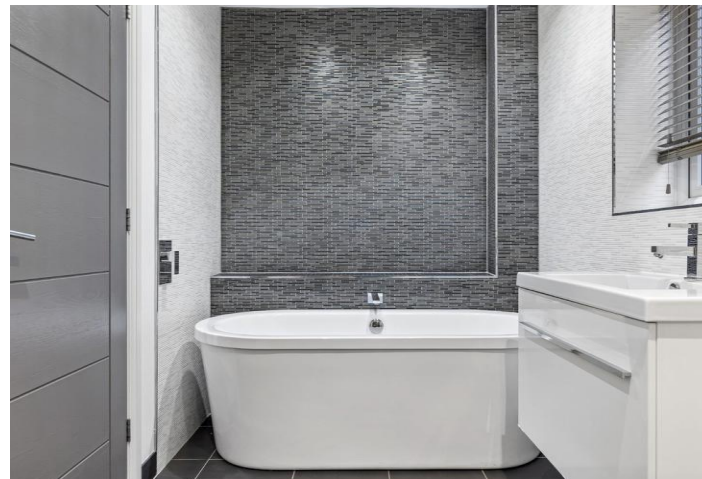
13' 3" x 7' 5" (4.04m x 2.26m) With double glazed French doors, wall mounted electric fire and tile effect flooring

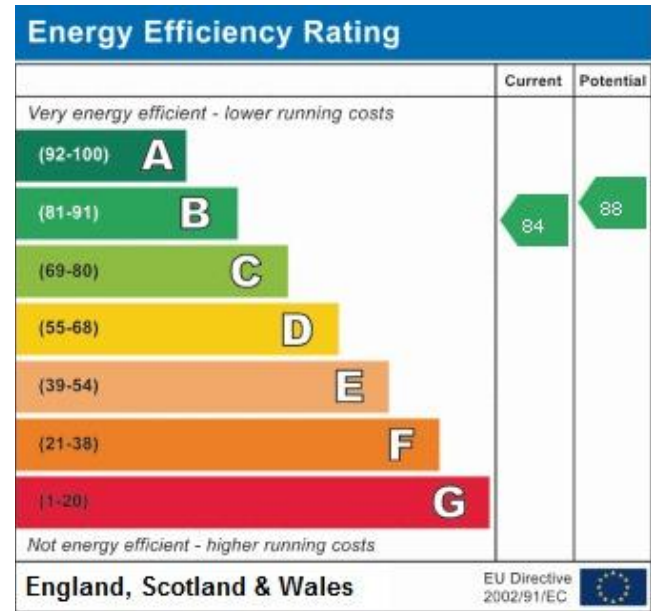
Integral Double Garage

16' 1" x 14' 9" (4.9m x 4.5m) With an automated roller shutter door for vehicular access, wall mounted gas central heating boiler, obscure UPVC double glazed window to side, ceiling light point and courtesy door to hallway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - G









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