



213 ST. BERNARDS ROAD, SOLIHULL, B92 7DL

ASKING PRICE OF £775,000

EPC: C Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms (Master En-Suite)
- Sought after Location
- Views over the Golf Course
- Superb Breakfast Kitchen
- Double Garage & Long Driveway
- Spacious Lounge & Dining Room
- Beautiful Rear Garden



A beautifully presented four bedroom detached residence occupying a large plot in a prime Solihull location. The excellent family living accommodation briefly comprises; entrance porch, reception hall, guest cloakroom/wc, dining room, spacious lounge, superb breakfast kitchen, utility, first floor landing, master bedroom with en-suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, long driveway, double garage and fantastic landscaped rear garden with views over the golf course.



LARGE ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM 12' 0" x 10' 0" (3.66m x 3.05m)

SPACIOUS LOUNGE 17' 7" x 13' 6" (5.36m x 4.11m)

SUPERB MODERN FITTED BREAKFAST KITCHEN 16' 0" x 10' 0" (4.88m x 3.05m)

UTILITY ROOM 8' 4" x 6' 10" (2.54m x 2.08m)

GOOD SIZE LANDING AREA

MASTER BEDROOM 13' 6" x 13' 4" (4.11m x 4.06m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO 10' 5" x 10' 1" (3.18m x 3.07m)

BEDROOM THREE 10' 1" x 9' 3" front of wardrobes (3.07m x 2.82m)

BEDROOM FOUR 10' 5" x 7' 0" (3.18m x 2.13m)

FAMILY BATHROOM/WC

FORE GARDEN

LARGE DRIVEWAY

DOUBLE GARAGE 17' 5" x 14' 5" (5.31m x 4.39m)

LANDSCAPED ENCLOSED REAR GARDEN with views across the golf course



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

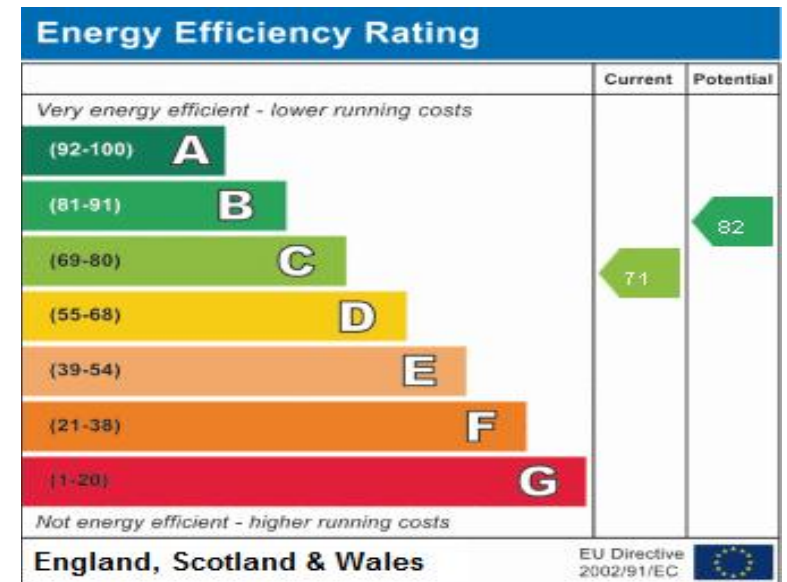




Approx. Gross Internal Floor Area 1,729 sq. ft. (160.65 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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